



Clive Court
23 Marlborough Road
Westbourne BH4 8DE

A spacious two-bedroom ground floor apartment in
Westbourne's Golden Grid with no forward chain.

£269,950

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this spacious two-bedroom ground floor apartment.

The property is situated in Westbournes most popular Golden Grid residential locations with a level walk from Westbourne village with its range of cafes, bars and restaurants alongside boutiques, independent traders and the usual High Street amenities. The sea front can be easily reached via the wooded walk-through Alum or Middle chine. Bournemouth town centre is a mile away with its shopping, leisure and entertainment facilities.

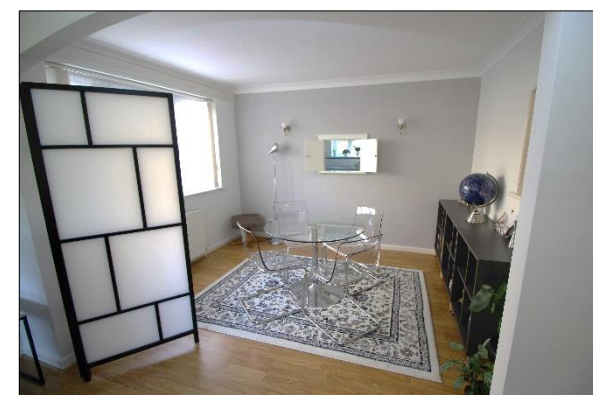
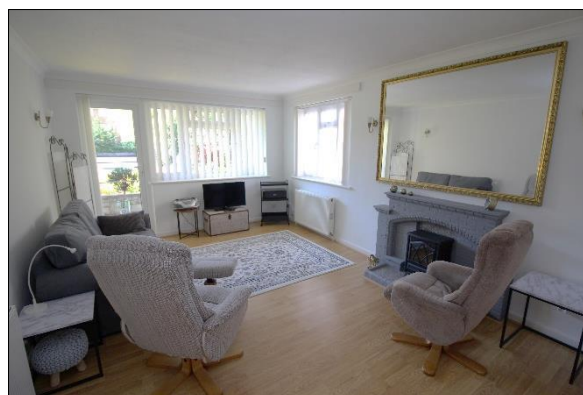
Carpeted communal hallways where the front door opens into the spacious reception hall with entry phone, inset glass panel and a substantial amount of storage cupboards along with space for table. There is a fully tiled cloakroom off the hall with enclosed WC, corner wash hand basin, tiled floor and extractor. The large lounge/dining room has two distinct parts with the lounge area having a fire surround, south and west aspect windows, four wall lights and a door leading out onto the **SOUTH FACING PATIO**. An arch way from the lounge leads into the dining area with glass inset panel, hatch to kitchen, two wall lights and a west facing side aspect window. The kitchen has a tiled floor and fully tiled walls with white floor and eye level cupboards with appliances including four ring ceramic hob with extractor over and double oven under, washing machine and under counter fridge and freezer. A wall cupboard conceals the gas fired boiler along with dual aspect windows. Both bedrooms are large double rooms with wardrobes and finally the bathroom which has a tiled floor and fully tiled walls where a white suite comprises panel bath with mixer tap and shower attachment, shower cubicle, wash hand basin with cupboard under, enclosed WC and ladder style heated towel rail. A single garage is conveyed with the property plus there is parking for visitors.

Features include entry phone system, gas central heating, UPVC double glazing, wood effect flooring throughout, single garage, no forward chain and a share in the freehold.

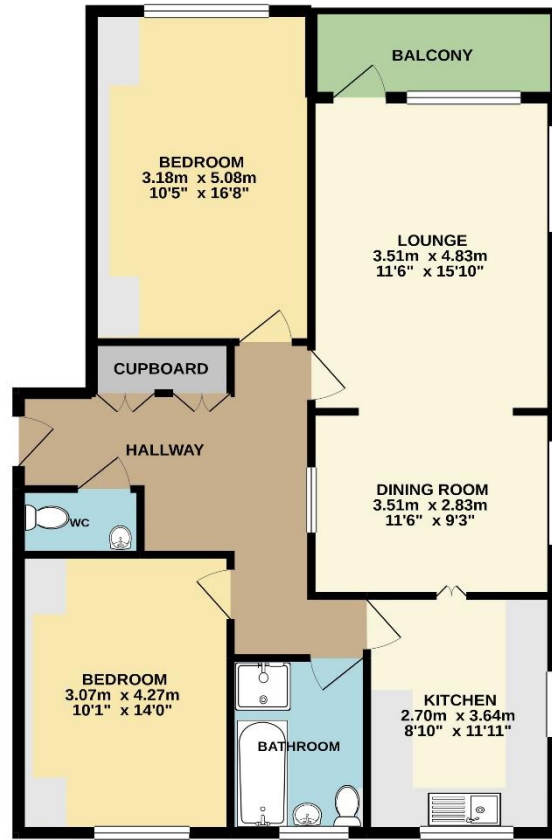
Tenure: Share in the freehold with 999-year lease from 2005

Maintenance: Approximately £780.83 per half year.

Council Tax: BAND D

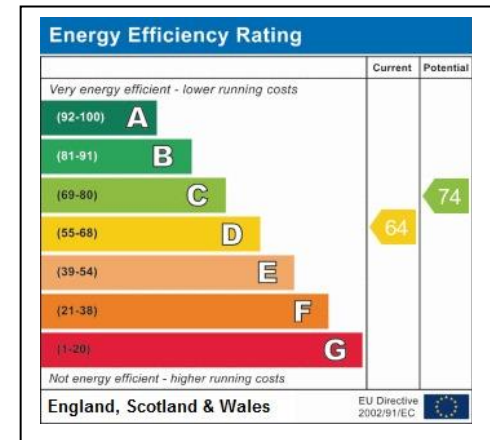


GROUND FLOOR
86.9 sq.m. (936 sq.ft.) approx.



TOTAL FLOOR AREA : 86.9 sq.m. (936 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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