



Casterbridge Court  
1 Grosvenor Road Westbourne  
Bournemouth BH4 8BQ

A two bedroom, two bathroom first floor flat just  
yards from Westbourne Village.  
£270,000

**ALBURY  
& HALL**

Albury & Hall are delighted to be offering this two bedroom two bathroom first floor apartment in this popular development.

The property is situated in an ideal location just a short level walk from Westbourne village with its cafes, bars and restaurants alongside exclusive boutiques and the usual High Street amenities. The blue flag beach is easily accessed via a delightful, wooded walk through Alum chine and Bournemouth town centre with its diverse range of shopping, leisure and entertainment facilities is just a mile away. There are excellent transport links with easy access by road and rail to Southampton and London and an excellent public transport system including National Express running through Westbourne and a bus stop on Grosvenor Road itself.

Carpeted communal hallways with LIFT and stairs to the first-floor landing where the front door opens into the entrance hall with laminate flooring. The lounge has French doors onto the private balcony. From the hall is the fitted kitchen which is well laid out with a built in breakfast bar. The master bedroom has an ensuite shower room. There follows the guest bedroom which is a large double with an extensive range of built in wardrobes and finally the family bathroom. An allocated parking space is conveyed with the property plus there is parking for visitors.

There are many attractive features including gas central heating, double glazing throughout, security entry phone system, lift, and a share in the freehold.

**PLEASE NOTE: The property is currently let until January 2023**

**The vendor has supplied the following information:**

Tenure: Share in the freehold with 125 year lease from 2000

Maintenance: Approx £150.00 per month.

Council Tax: BAND D

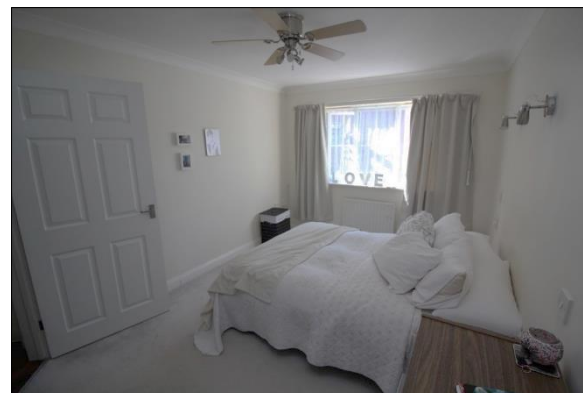
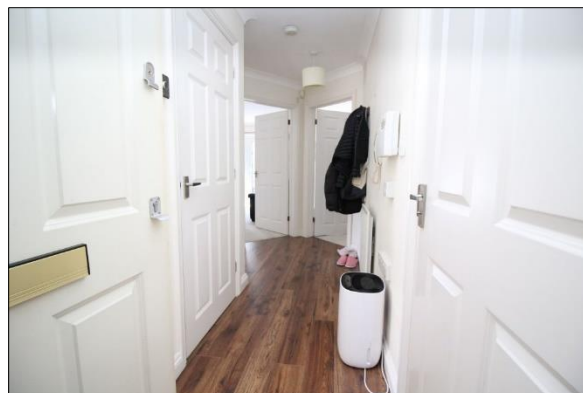
**Albury & Hall**

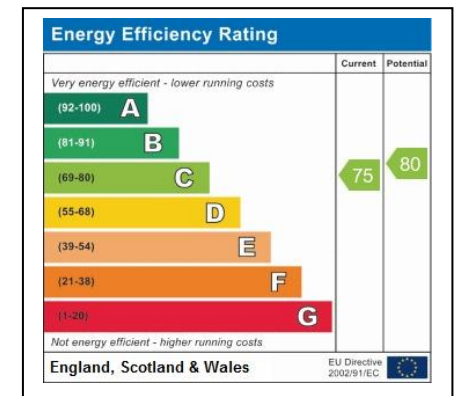
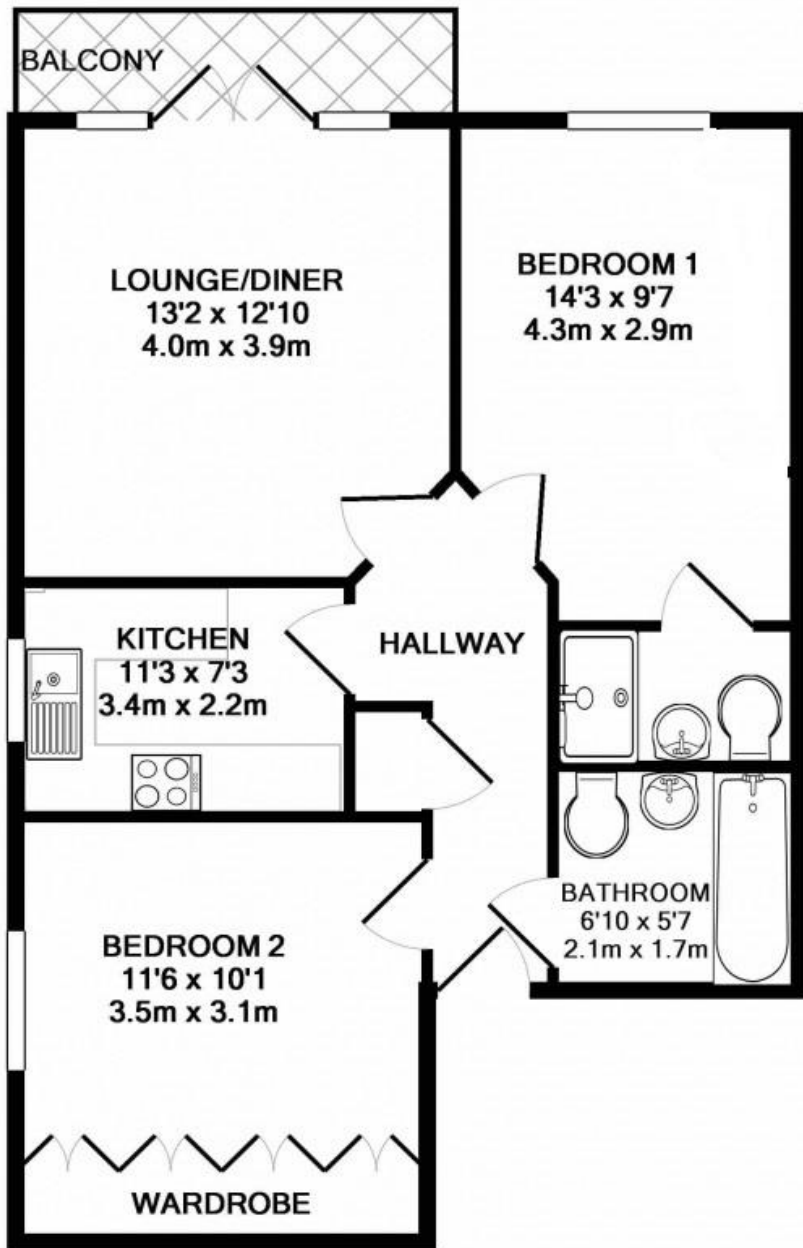
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PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information 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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