



**5 Pennington House 8 Grosvenor Road, Bournemouth BH4 8BL**  
**£380,000 Leasehold**





A stunning three bedroom apartment situated only a short walk from Westbourne Village. This well presented property boasts spacious accommodation and two sunny balconies.

- TOP FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- PARKING AND GARAGE
- THREE DOUBLE BEDROOMS
- TWO LARGE BALCONIES
- WALKING DISTANCE TO WESTBOURNE

### Westbourne

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

### Property Comprises

This spacious top-floor apartment offering well-planned accommodation across three bedrooms and a spacious reception area. The property is situated within a purpose-built block in a residential area, providing comfortable living space with good proportions throughout.

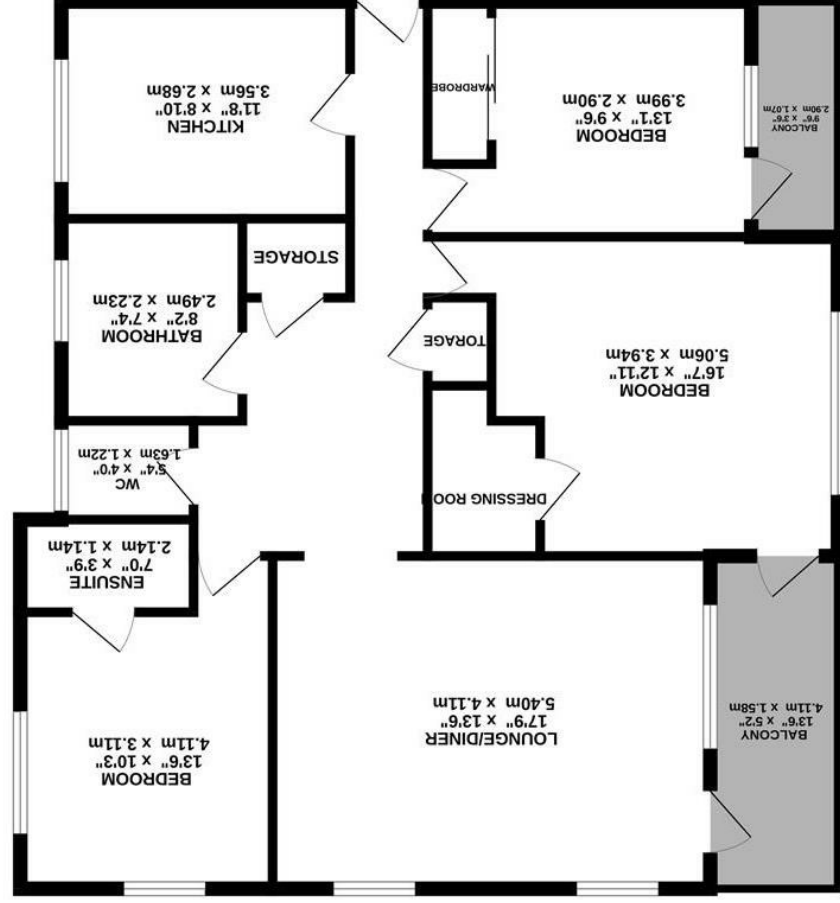
The layout includes a bright lounge/diner with direct access to a private south west facing balcony, a separate kitchen with integrated appliances. The apartment features three bedrooms. The master bedroom includes walk in dressing room and access to a south west facing balcony, bedroom two benefits from access to a private south west facing balcony and bedroom three, an en suite shower room. All bedrooms are off the main hallway and provide flexible accommodation suitable for family, guests, or workspace. In addition, there is a family bathroom and separate w/c.

There is a spacious garage and parking.





**TOP FLOOR**  
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq. ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas 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.

All room dimensions given above are approximate measurements

- These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, the vendors accept any liability in respect of their contents.
- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency	C
Some energy efficiency	D
Needs to use more energy	E
Wastes a lot of energy	F
Very wasteful of energy	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact	B
Decent environmental impact	C
Some environmental impact	D
Needs to use more energy	E
Wastes a lot of energy	F
Very wasteful of energy	G