

Surrey Road, Dorset, BH12

2 1 1

£185,000 *Leasehold*

A well presented two bedroom top floor apartment set close to local amenities and good transport links. Comprising modern accommodation throughout and the benefit of a garage.

KEY FEATURES

- Top floor
- Two double bedrooms
- Lounge diner
- Contemporary kitchen
- Modern bathroom
- Garage & resident parking





Westbourne

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DESCRIPTION

Nestled in the highly sought-after area of Coy Pond/Westbourne, this immaculately presented apartment offers a perfect blend of contemporary style and practical living. Boasting approximately 622 sqft of thoughtfully designed space, this two-bedroom home showcases excellent modern finishes throughout, promising immediate comfort and allure for its new owners.

The spacious living areas are flooded with natural light, creating an inviting atmosphere that's ideal for both relaxing and entertaining. The sleek, modern kitchen is equipped for today's lifestyle, while the generously-sized bathroom features quality fittings and a tasteful finish. Both bedrooms are well proportioned, with ample space for restful nights and practical living.

Further benefits include a single garage providing valuable private parking or additional storage options.







LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.
The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk

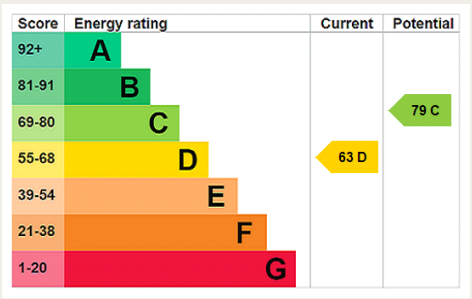
MATERIAL INFO

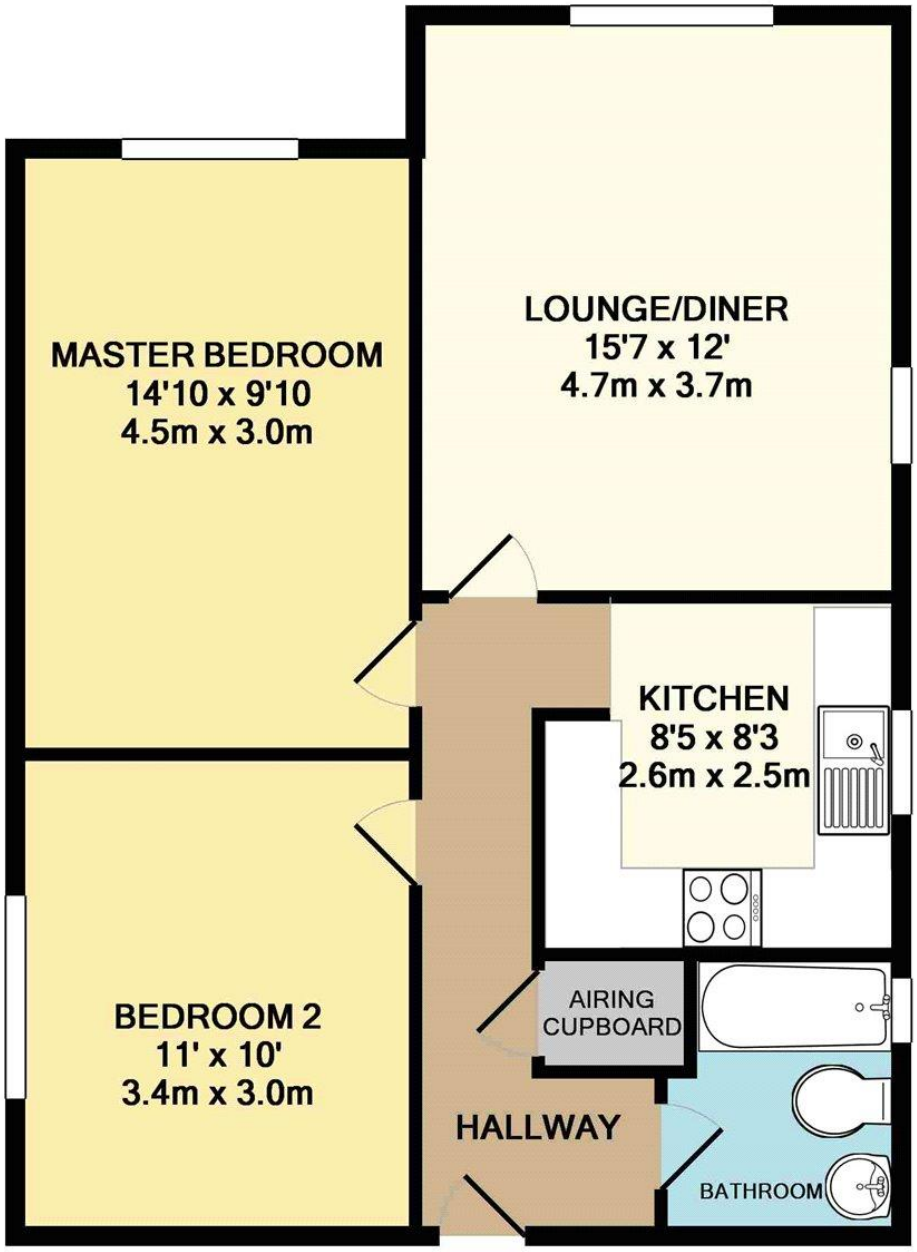
Tenure: Leasehold
Term: 147 year and 4 months
Service Charge: £2100 per annum
Ground Rent: £ 35 Annually (subject to increase)
Council Tax Band: B
EPC rating: D

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/WBN260076

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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