



Surrey Road, Dorset, BH4

£240,000 *Leasehold*

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An immaculately presented two double bedroom garden apartment situated on the popular Surrey road which runs adjacent to the Bournemouth Gardens that stretch from Coy Pond all the way to the town centre and beach. The property offers modern accommodation throughout within a small contemporary development.

KEY FEATURES

- Ground floor apartment
- Private garden
- Two double bedrooms
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Pets with permission



Westbourne

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DESCRIPTION

The property is accessed via a communal entrance with well presented communal hallways. A private door leads into the entrance hall which houses the airing cupboard and doors to principle rooms.

The lounge is a bright room with ample space for a dining table and access to the private garden through double French doors. The kitchen is open to the lounge and is fitted with a range of base and eye level work units with integrated appliances.

There are two double bedrooms both with space for free standing furniture and the added benefit of garden access from the master bedroom . The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and bath with shower above.

For added convenience there is onsite bike storage as well as a private

walk in cupboard situated by the apartment front door.

The Bournemouth gardens can be accessed via a private gate in the rear communal gardens.





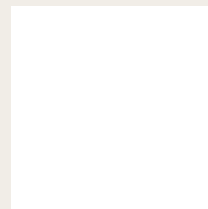
LOCATION

Bournemouth has 7 miles of sandy beaches. The town centre, which can be accessed through well maintained public Bournemouth Gardens (20 minute walk via back gate), has a pedestrianised high street with a good mix of shops, a theatre and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Nearer to the property (5 minute walk) is popular Westbourne village which offers a variety of independent shops, restaurants and coffee houses together with well known high street names such as Marks & Spencer food hall. Alum Chine is 25 minutes' walk through the lovely wooded valley to a Blue Flag sandy beach, play park and café. Sandbanks Ferry is a short drive and connects to National Trust's beautifully protected Isle of Purbeck with sandy beaches, nature reserves, Corfe Castle, Swanage and Brownsea Island.

Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are

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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.

MATERIAL INFO

Tenure: Leasehold

Term: 235 year and 0 months

Service Charge: £1113 per annum

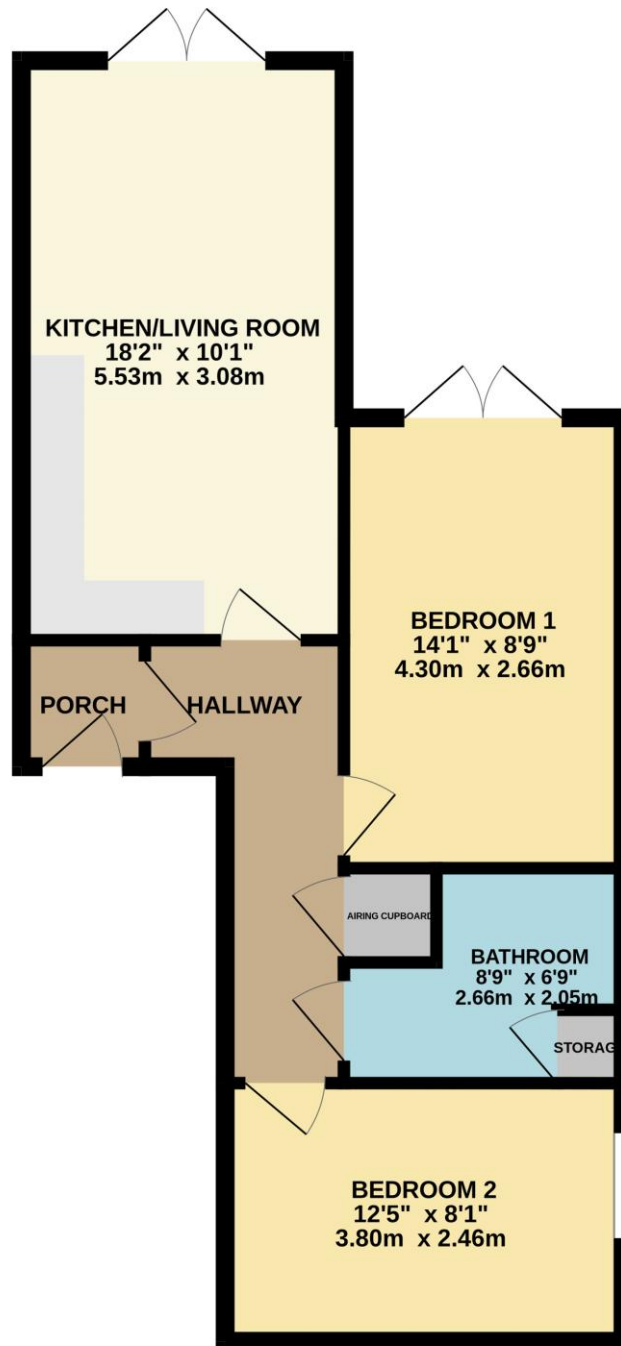
Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: B

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) 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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