



MIAMI COURT, SURREY ROAD, BOURNEMOUTH, DORSET, BH4

£230,000 SHARE OF FREEHOLD

A bright and spacious two-bedroom ground floor patio apartment which is set in an enviable position backing directly onto the Bournemouth Gardens which run from Coy Pond all the way to the town centre and beach. The property views very well with contemporary fittings throughout.

Purpose built | Ground floor | Large Private Patio | Two double bedrooms
| Sunny lounge | Contemporary kitchen breakfast room | Fitted bathroom
| Spacious Garage

Westbourne | 01202 767633 |

Winkworth



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



DESCRIPTION

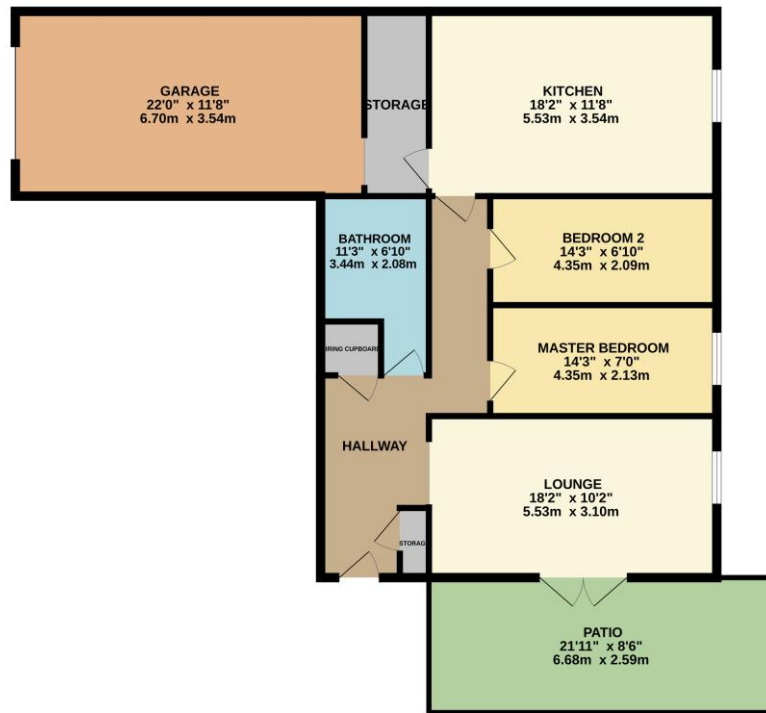
The apartment is situated on the ground floor and is accessed via a private entrance. The front door leads into the large entrance hall which houses two storage cupboards and doors to principal rooms.

There is a good size lounge diner with french doors that allow direct access to the spacious sunny patio, which overlooks the communal gardens. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and has plenty of space for a dining table.

There are two double bedrooms, both with east facing windows both bedrooms have ample room for freestanding furniture. The family bathroom is tiled and the comprises of suite to include WC, wash hand basin and a panel bath and shower above.

A garage is conveyed with the property.

GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA - 1113 sq.ft. (103.4 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.
Made with Metropix C025

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

TENURE: Share of Freehold 85 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £900pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

- Purpose built
- Ground floor
- Large Private Patio
- Two double bedrooms
- Sunny lounge
- Contemporary kitchen breakfast room
- Fitted bathroom
- Spacious Garage

Westbourne | 01202 767633 |

Winkworth