



GORDON COURT, SURREY ROAD, BOURNEMOUTH, BH4

£215,500 SHARE OF FREEHOLD

A spacious two bedroom top floor apartment which is conveniently situated in an enviable position just a short walk away from Westbourne whilst also sitting adjacent to the Bournemouth gardens which run from Coy Pond to the beach. The property also benefits from a balcony and a garage.

Top floor | Two bedrooms | Large lounge | Fitted kitchen | One bathroom | Balcony | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close 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 the Weymouth to London Waterloo South West train service.



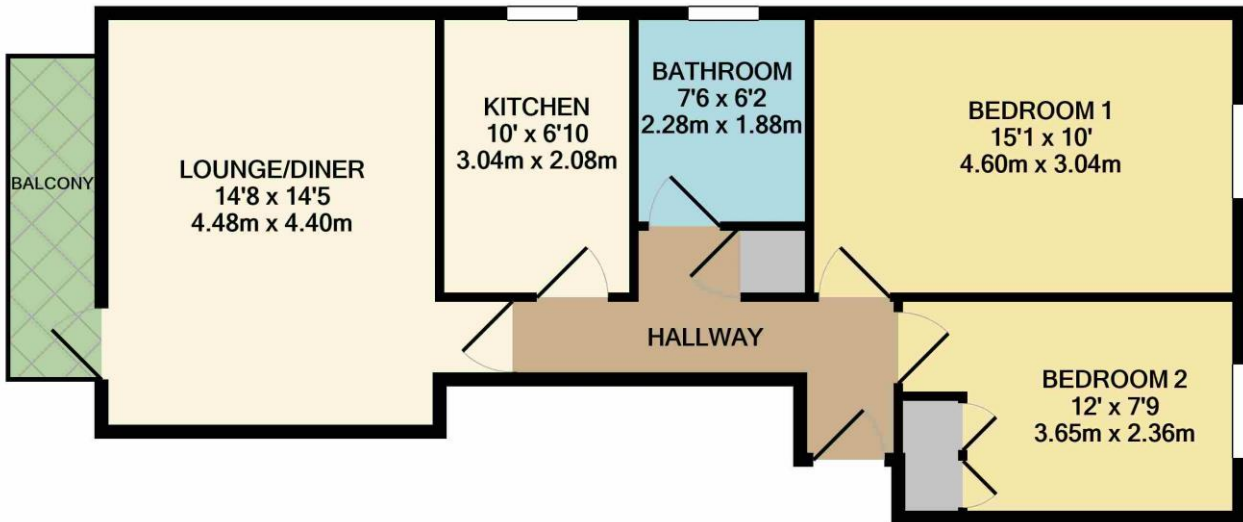
DESCRIPTION

The property is situated on the second floor which is accessed via flight of stairs to well presented communal hallways. A private front door then leads into the entrance hallway which houses a storage cupboard and doors to principal rooms.

There is a good size lounge with ample room for a dining table and access on to the balcony via a patio door. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with space freestanding wardrobes and both benefiting from south facing windows. The family bathroom comprises of a suite to include a WC, wash hand basin and panel bath with shower above.

A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 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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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

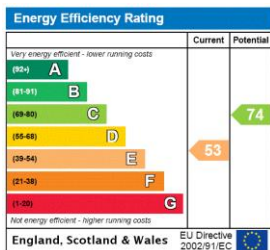
TENURE: Share of Freehold 123 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1476 per annum

AT A GLANCE

- Top floor
- Two bedrooms
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- Fitted kitchen
- One bathroom
- Balcony
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