



GARDEN COURT, SURREY ROAD, BOURNEMOUTH, BH4

£225,000 LEASEHOLD

A spacious ground floor apartment which enjoys direct views over the Bournemouth gardens that stretch from Coy Pond all the way to the town centre and beach. Westbourne and good transport links are within easy reach. The property offers generous accommodation throughout but would benefit from some updating to realise its true potential.

Ground floor | Two bedrooms | Lounge diner | Large kitchen | Bathroom & separate wc | Balcony | Views over the Bournemouth gardens | Garage | Vacant possession

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

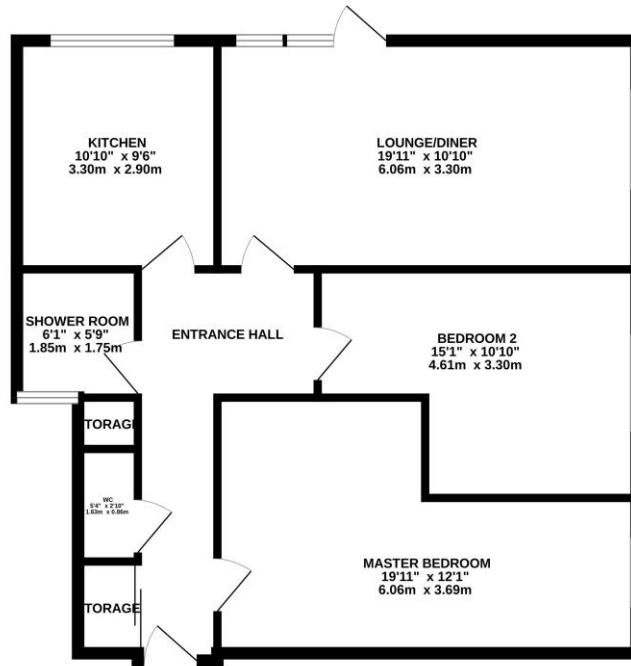
The apartment is situated on the ground floor and is accessed via a communal entrance which only used by a few apartments. A private front door leads into the entrance hall which runs the length of the apartment with doors to principal rooms.

The lounge is a particular feature of the property; there is ample room for a dining table, dual aspect windows and views over the Bournemouth gardens from patio doors which lead out to the private balcony. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two large double bedrooms both with fitted wardrobes and windows to the quiet side aspect. The shower room benefits from a large walk in shower with wash hand basin. There is also a separate WC.

A garage is conveyed with the property.

GROUND FLOOR
820 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of blocks, windows, doors 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 12/2014

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: C

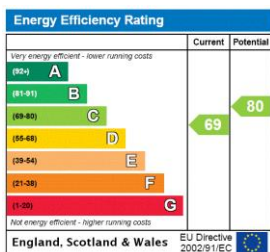
TENURE: Leasehold 944 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1100 per annum

AT A GLANCE

- Ground floor
- Two bedrooms
- Lounge diner
- Large kitchen
- Bathroom & separate wc
- Balcony
- Views over the Bournemouth gardens
- Garage
- Vacant possession



Westbourne | 01202 767633 |

Winkworth