



## THE ALLENS, SURREY ROAD, POOLE, BH12

### **£245,000 LEASEHOLD**

A bright and spacious two bedroom first floor apartment set backing directly on to the Coy Pond gardens which run all the way to the town centre and beach. The popular shops bars and restaurants of Westbourne are also nearby. The property is offered with vacant possession.

First floor | Two double bedrooms | Two bathrooms | Large lounge |  
Modern kitchen | Direct access onto Bournemouth Gardens and walkway  
to Bournemouth | Lovely tree and garden views | Allocated parking |  
Vacant possession

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

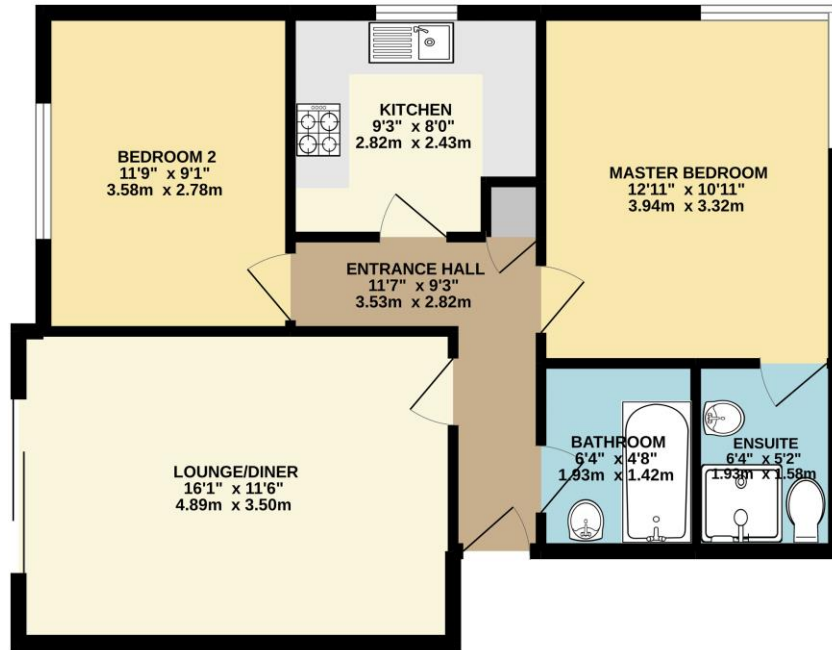
The apartment is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

There is a good size lounge which has ample space for a dining table and enjoys views over the Coy Pond gardens through sliding patio doors to a Juliette balcony. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The master bedroom is a particular feature of the property being a good size and having dual aspect windows and access into a modern ensuite shower room. The second bedroom can also accommodate a double bed. The family bathroom has a modern suite comprising of a WC, wash hand basin and panelled bath with shower above.

An allocated parking space is conveyed with the apartment.

FIRST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA - 643 sq.ft. (59.7 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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*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

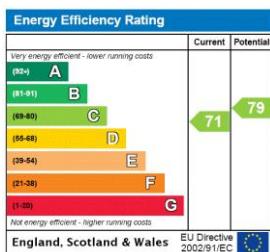
**TENURE:** Leasehold – 163 Years

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1000 per annum

**AT A GLANCE**

- First floor
- Two double bedrooms
- Two bathrooms
- Large lounge
- Modern kitchen
- Direct access onto Bournemouth Gardens and walkway to Bournemouth
- Lovely tree and garden views
- Allocated parking



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