



THE SYCAMORES, SURREY ROAD, BOURNEMOUTH, BH4

£230,000 SHARE OF FREEHOLD

An exceptionally well presented two bedroom lower ground floor apartment which is situated in a small converted development of privately owned apartments conveniently positioned between both Bournemouth and Westbourne, backing directly on to the Bournemouth gardens which run from Coy Pond all the way to the town centre and beach. The apartment views brilliantly with modern contemporary accommodation throughout.

Lower ground floor | Two double bedrooms | Large lounge diner | Fitted kitchen | Modern bathroom | Private entrance | Allocated parking

Westbourne | 01202 767633 |

Winkworth



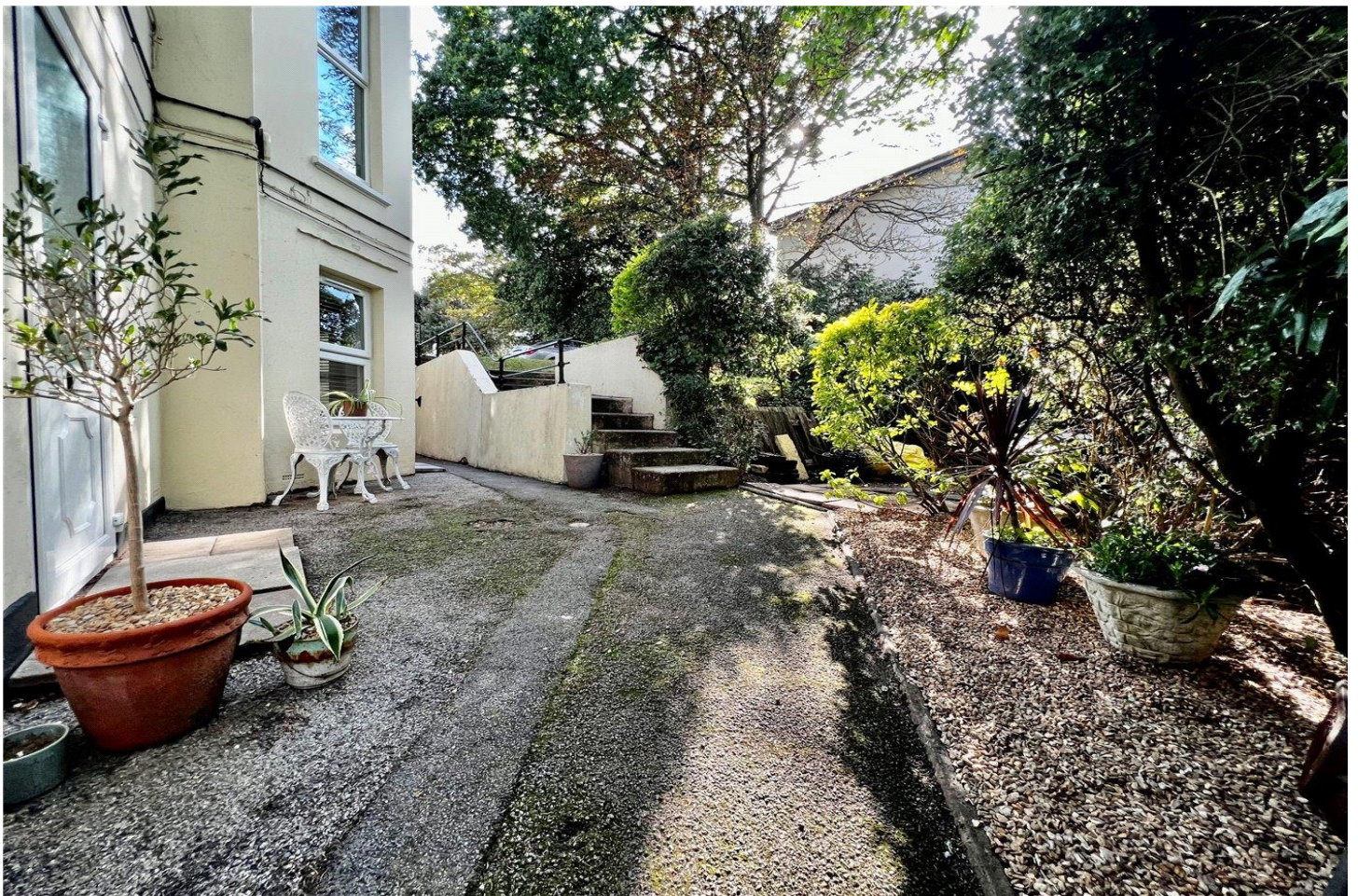
LOCATION

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 private entrance to the side of the building.

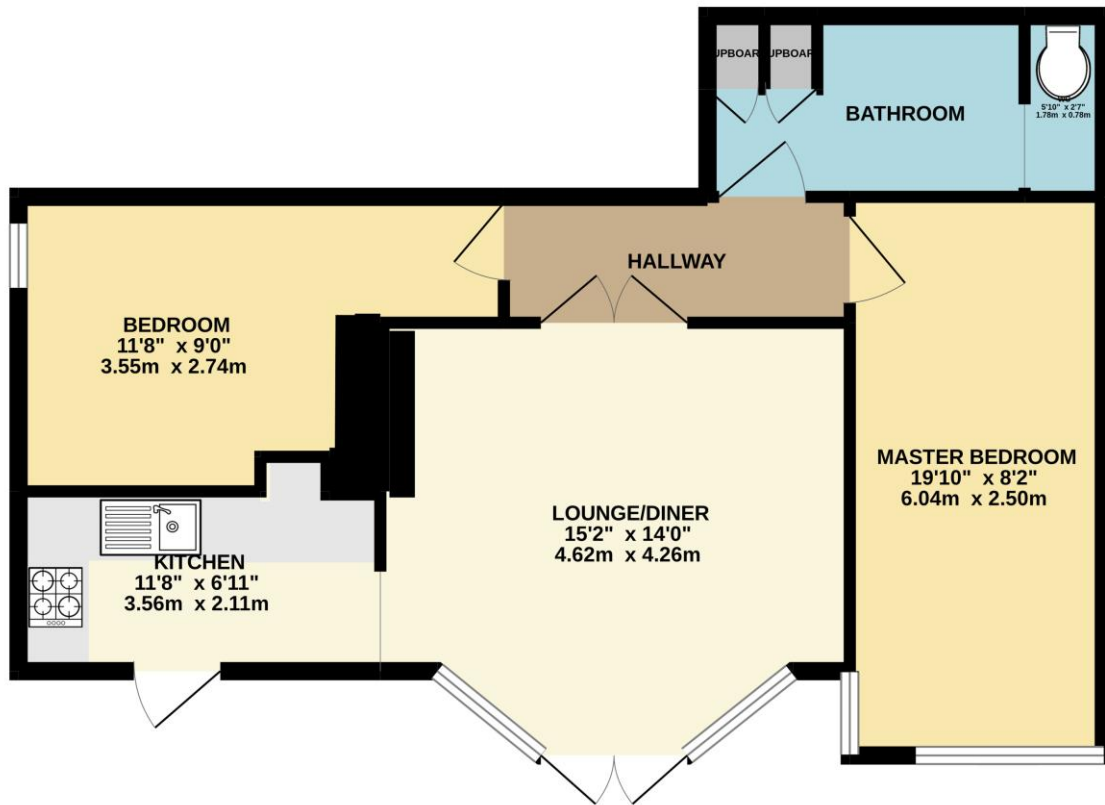
The bright and spacious lounge diner is a particular feature of the property. There is ample room for a dining table and a large bay window with patio doors offering for bright accommodation throughout. The kitchen is fitted with a range of base eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with fitted wardrobes and further space for free standing furniture as required. The bathroom is tiled and comprises of a modern suite to include a WC, wash hand basin and panelled bath with shower above.

The apartment has direct access onto the communal gardens which are laid to lawn with mature shrub and tree borders.

An allocated parking bay is conveyed with the apartment.

LOWER GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



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

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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COUNCIL TAX BAND: B

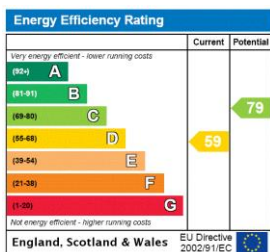
TENURE: Share of Freehold

LOCAL AUTHORITY:

SERVICE CHARGE: £2282 per annum

AT A GLANCE

- Lower ground floor
- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Modern bathroom
- Private entrance
- Allocated parking



Westbourne | 01202 767633 |

