



## Surrey Road, Dorset, BH4

£250,000 *Leasehold*

An immaculately presented two double bedroom duplex apartment situated on the popular Surrey road which runs adjacent to the Bournemouth Gardens that stretch from Coy Pond all the way to the town centre and beach. The property offers modern accommodation throughout within a small contemporary development.



### KEY FEATURES

- Duplex apartment
- Two double bedrooms
- Lounge diner
- Modern kitchen
- Contemporary bathroom
- Private patio and first floor balcony
- Allocated parking



### Westbourne

01202 767633 | [westbourne@winkworth.co.uk](mailto:westbourne@winkworth.co.uk)



## DESCRIPTION

The property is accessed via a communal entrance with well presented communal hallways. A private door leads into the entrance hall which houses a wc and a storage cupboard.

The lounge is a bright room with ample space for a dining table and access on the ground floor patio through double French doors. The kitchen is open to the lounge and is fitted with a range of base and eye level work units with integrated appliances to include a washing machine, dish washer and tall standing fridge / freezer.

A flight of stairs lead to the first floor where there are two double bedrooms both with space for free standing furniture and the added benefit of access to the first floor balcony from the master bedroom. The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and bath with shower above.

An allocated parking bay is conveyed with the property. There is a secure onsite bike storage shed.

The Bournemouth gardens can be accessed via a private gate in the rear communal gardens.





## LOCATION

Bournemouth has 7 miles of sandy beaches. The town centre, which can be accessed through well maintained public Bournemouth Gardens (20 minute walk via back gate), has a pedestrianised high street with a good mix of shops, a theatre and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Nearer to the property (5 minute walk) is popular Westbourne village which offers a variety of independent shops, restaurants and coffee houses together with well known high street names such as Marks & Spencer food hall. Alum Chine is 25 minutes' walk through the lovely wooded valley to a Blue Flag sandy beach, play park and café. Sandbanks Ferry is a short drive and connects to National Trust's beautifully protected Isle of Purbeck with sandy beaches, nature reserves, Corfe Castle, Swanage and Brownsea Island.

Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are

For more information, scan the QR code or visit the link below

<https://www.winkworth.co.uk/sale/property/WBN260004>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 236 year and 0 months

**Service Charge:** TBC

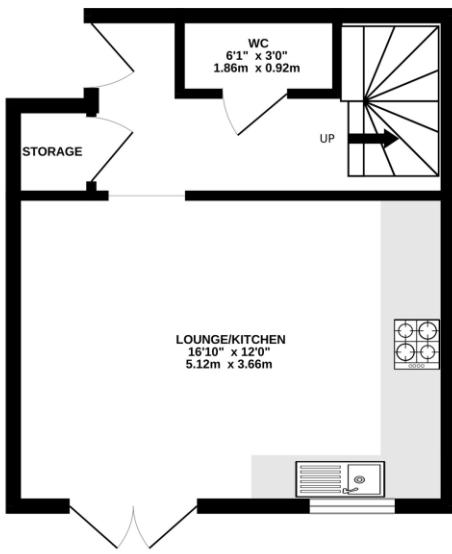
**Ground Rent:** TBC

**Council Tax Band:** C

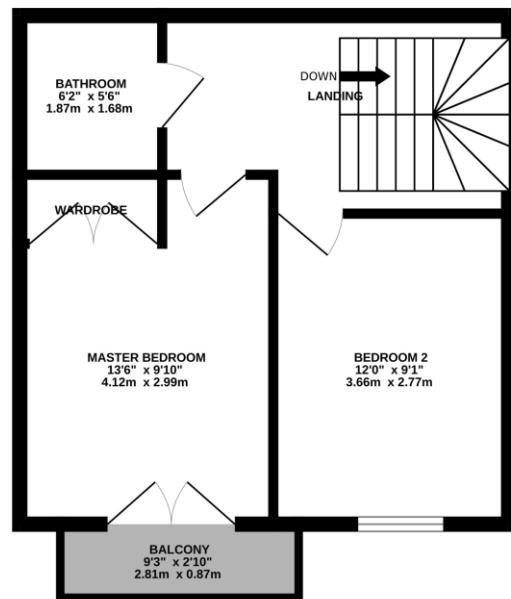
**EPC rating:** B

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

## GROUND FLOOR



## 1ST FLOOR



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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