



**BURWOOD, SURREY ROAD, POOLE, BH12**

**£260,000 LEASEHOLD**

A well-presented, two double bedroom first floor apartment set within a well maintained purpose built development which is situated backing directly onto the Bournemouth Gardens which run from Coy Pond to the beach.

First floor | Two double bedrooms | Large lounge diner | Contemporary kitchen & bathroom | South facing balcony | Garage | Close to Westbourne

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 property is situated on the first floor and is accessed via a communal entrance with well-presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment houses an airing cupboard a storage cupboard and doors to principal rooms.

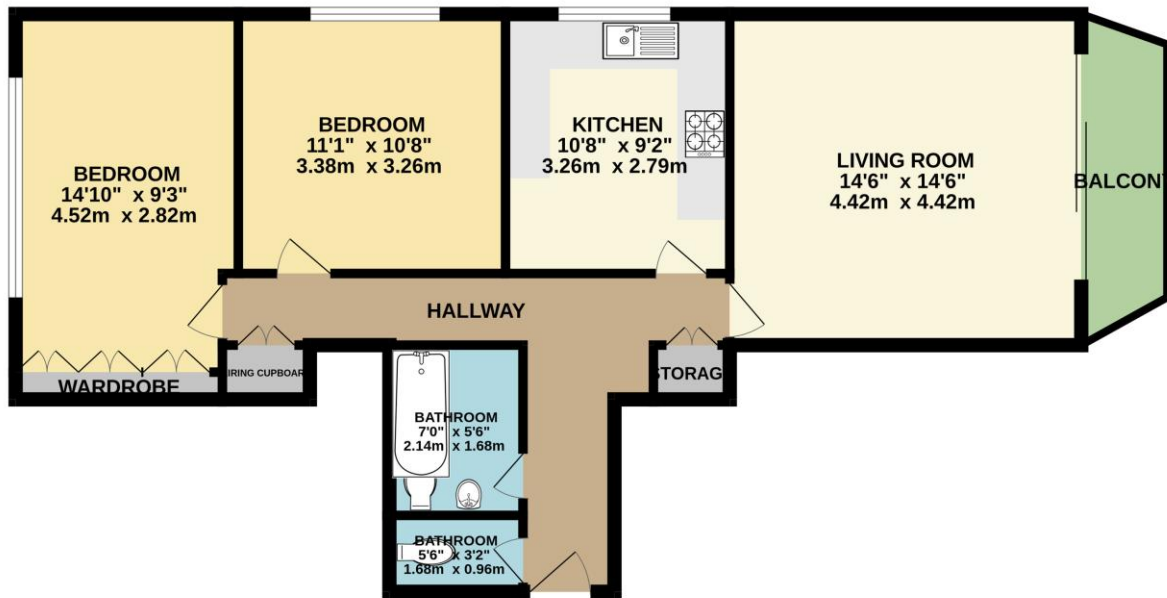
The bright living room is a particular feature of the property having ample space for dining table and enjoying access onto the south facing balcony through sliding patio doors. The kitchen is fitted with a range of base and eye level contemporary work units with integrated appliances.

There are two generous double bedrooms both with the added benefit of fitted wardrobes to the master. The family bathroom is tiled and comprises a suite to include WC, wash hand basin and panelled bath with shower above. There is also a separate WC from the hallway.

A garage is conveyed with the apartment.



FIRST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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:** D

**TENURE:** Leasehold 105 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1500pa

## AT A GLANCE

- First floor
- Two double bedrooms
- Large lounge diner
- Contemporary kitchen & bathroom
- South facing balcony
- Garage
- Close to Westbourne

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

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