



MIAMI COURT 27A, SURREY ROAD, BOURNEMOUTH, BH4

£225,000 SHARE OF FREEHOLD

A bright and spacious two bedroom ground floor apartment which is set in an enviable position backing directly onto the Bournemouth Gardens which run from Coy Pond all the way to the town centre and beach. The property views very well with contemporary fittings throughout.

Purpose built | Ground floor | Two double bedrooms | Large lounge |
Contemporary kitchen breakfast room | Modern bathroom | Garage

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

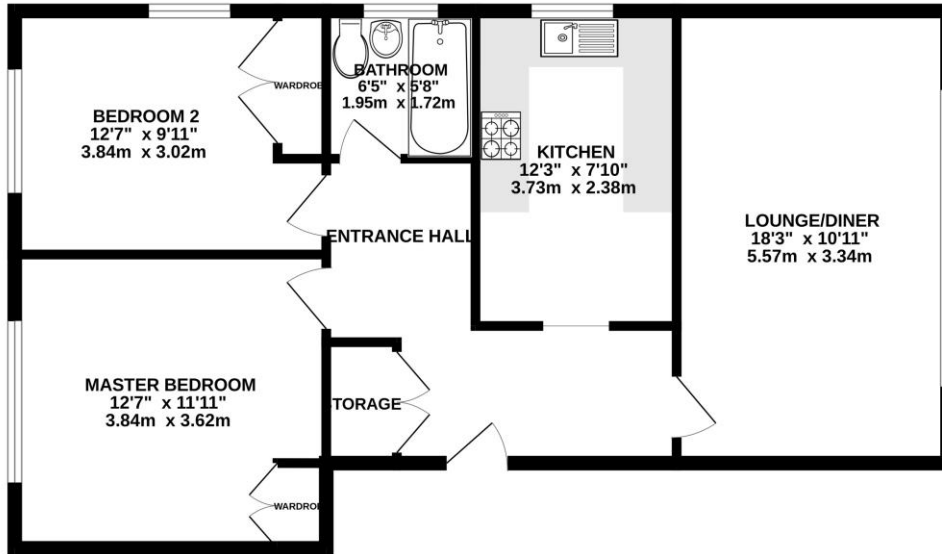
The apartment is situated on the ground floor and is accessed via a communal entrance. A private front door leads into the large entrance hall which houses a storage cupboard and doors to principal rooms.

There is a good size lounge diner with a large window overlooking the front, communal gardens and there is ample room for a dining table. The kitchen is fitted with a range of base & eye level work units with integrated appliances and a breakfast bar area.

There are two generous double bedrooms, both with rear facing windows which overlook the trees of the Bournemouth Gardens and both with fitted wardrobes. The family bathroom is tiled and the comprises of suite to include WC, wash hand basin and a panel bath and shower above.

A garage is conveyed with the property.

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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

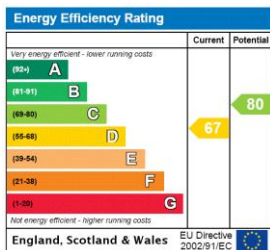
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £980 per annum

AT A GLANCE

- Purpose built
- Ground floor
- Two double bedrooms
- Large lounge
- Contemporary kitchen breakfast room
- Modern bathroom
- Garage



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