



## SURREY COURT, SURREY ROAD, BOURNEMOUTH, DORSET, BH2

### **£159,950 SHARE OF FREEHOLD**

An immaculately presented one bedroom first floor apartment conveniently located within walking distance of Bournemouth Town Centre and the beach as well as being close to Westbourne village. The property benefits from views over the upper gardens whilst also boasting modern fittings throughout, bright rooms, UPVC double glazing, gas fired central heating and Juliette balconies.

One Double Bedroom Apartment | Views across the Upper Gardens  
| Contemporary Finish | Light and Airy | Share of Freehold | Gas  
Central Heating | Juliette Balconies | Walking distance to  
Bournemouth and the Beach

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The property is conveniently situated within walking distance of the leisure and shopping facilities of Westbourne and Bournemouth as well as benefiting from bus routes to the surrounding areas.

With the Upper Gardens right on your doorstep, you can enjoy walks through this Grade 2 listed landscape to Bournemouth and its award winning Blue Flag Beaches, which hold many activities throughout the year.

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

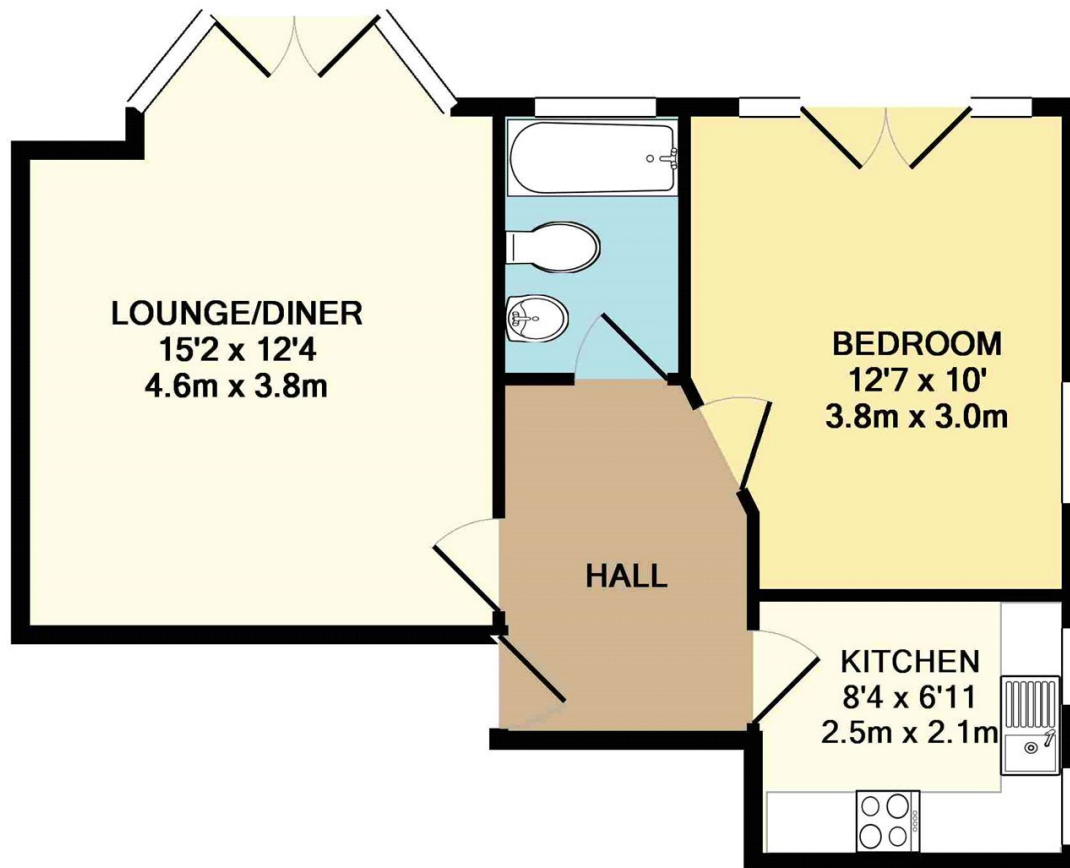
The property is accessed via a secure communal entrance where stairs lead up to the first floor and the private entrance to the apartment itself. The hallway includes doors to principal rooms as well as housing the fuse box cupboard.

The lounge diner is well proportioned and includes large double glazed patio doors and Juliette balcony facing to the rear of the development and enjoying views over the upper gardens. There is a good size kitchen featuring two windows to the side aspect which has been well fitted to include a range of base and eye level work units with integrated appliances including, fridge freezer and washing machine.

The bedroom is a generous double room with more than enough room for wardrobes and drawers as required and also features a similar Juliette balcony to the living room with rear aspect views as well as a separate window to the side.

The main bathroom is tiled with a UPVC window and comprises of a bath/shower, WC and wash hand basin.

The property is offered chain free and must be viewed to be appreciated.



*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:** B

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £800 pa

## AT A GLANCE

- One Double Bedroom Apartment
- Views across the Upper Gardens
- Contemporary Finish
- Light and Airy
- Share of Freehold
- Gas Central Heating
- Juliette Balconies
- Walking distance to Bournemouth and the Beach

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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