



## GUILDFORD COURT, 29 SURREY ROAD, WESTBOURNE, BOURNEMOUTH, BH4

### **£140,000 LEASEHOLD**

A spacious one bedroom apartment set within a popular development on Surrey road. Situated backing directly onto the Bournemouth Gardens which run from Coy Pond all the way to the town centre and beach. The property offers good size accommodation but would benefit from some internal modernisation to realise its true potential.

Purpose built | First floor | One double bedroom | Lounge diner | Fitted kitchen | Spacious bathroom | Balcony | Vacant possession

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

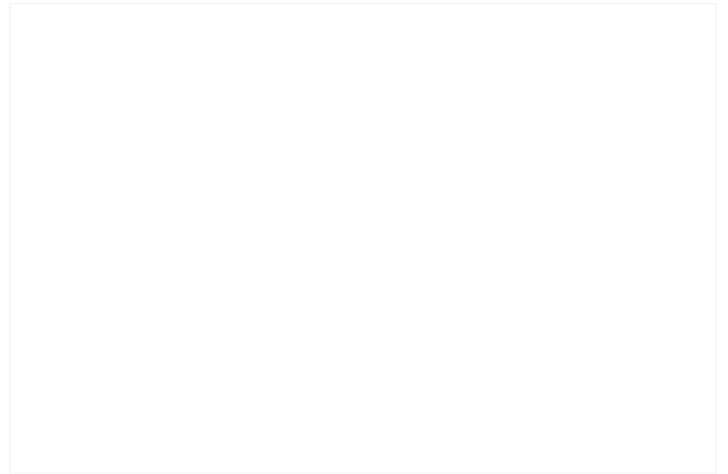
Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock 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 first floor which can be accessed via a lift or stairs. A private front door leads into the entrance hall.

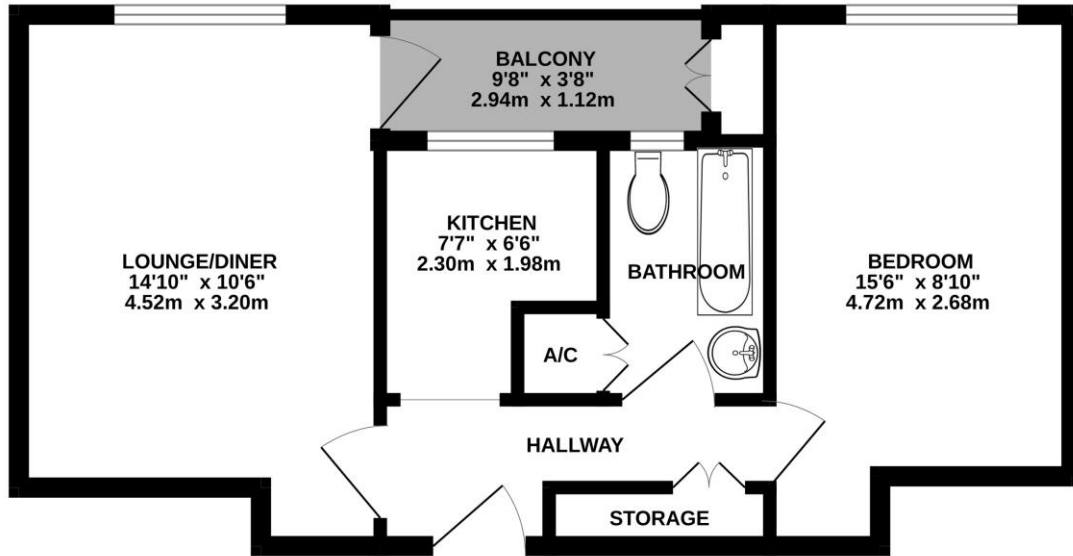
The lounge is a good size with large windows and access onto the private balcony via a patio door. The lounge has ample space for a dining table.

The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is a double room with plenty of room for free standing wardrobes and furniture. The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and panelled bath with shower attachment.

Onsite resident parking is available with a permit which is charged separately from the managing agents.

FIRST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.7 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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*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:** A

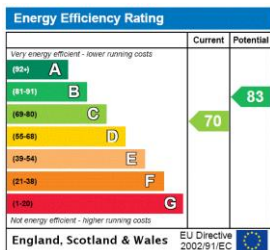
**TENURE:** Leasehold 140 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1258 p.a

**AT A GLANCE**

- Purpose built
- First floor
- One double bedroom
- Lounge diner
- Fitted kitchen
- Spacious bathroom
- Balcony
- Vacant possession



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