



## SURREY TOWERS, SURREY ROAD, BOURNEMOUTH, BH4

### **£295,000 SHARE OF FREEHOLD**

A stunning two bedroom top floor character apartment situated just moments away from Westbourne Village. The property includes a large sunny balcony, character features blended with modern fittings, fitted storage, turret room within the roof as well as allocated off road parking.

Two Bedrooms | Top Floor | Character Apartment | Superb Balcony |  
Modern Fittings | Extensive Storage | Close to Westbourne | Allocated  
Parking

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 accessed via a video entry system which leads through to the well presented communal hallway and stairs up to the top floor and private entrance to the apartment itself. The hallway is spacious and includes doors to principal rooms.

The beautiful sitting room enjoys a dual aspect as well as access onto the large sunny balcony approx 13 foot long and has far reaching views beyond. The modern fitted kitchen has bright Velux windows, a range of base and eye level work units as well as integrated appliances.

There are two generous double bedrooms, both with fitted storage arranged within the shape of the eaves. The second bedroom has a 'secret feature', a room within the turret of the building and would lend itself as a study space or additional storage as required. The luxurious bathroom comprises a panelled bath, shower cubicle, WC and wash hand basin.

Outside there is an allocated off road parking space conveyed with the apartment. Viewing highly recommended on such a unique property.



Floor Plan

*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

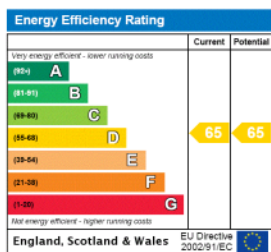
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £954.36 per annum

## AT A GLANCE

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- Top Floor
- Character Apartment
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