



## SURREY HOUSE, SURREY ROAD, SURREY ROAD, BOURNEMOUTH, BH2

### **£185,000 LEASEHOLD**

An exceptionally well presented one bedroom first floor apartment located in this popular, modern development in Surrey Road which is conveniently situated just a short walk away from the shops, bars and restaurants in Westbourne whilst sitting opposite to the Bournemouth Gardens which run from Coy Pond all the way to the town centre and beach. The property is in good order throughout and benefits from off road parking and a balcony.

First floor | One double bedroom | Lounge diner | Contemporary kitchen |  
Modern bathroom | Balcony | Off road parking

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 stairs through well-presented communal hallways.

A private front door leads into the entrance hall where there are doors to principal rooms.

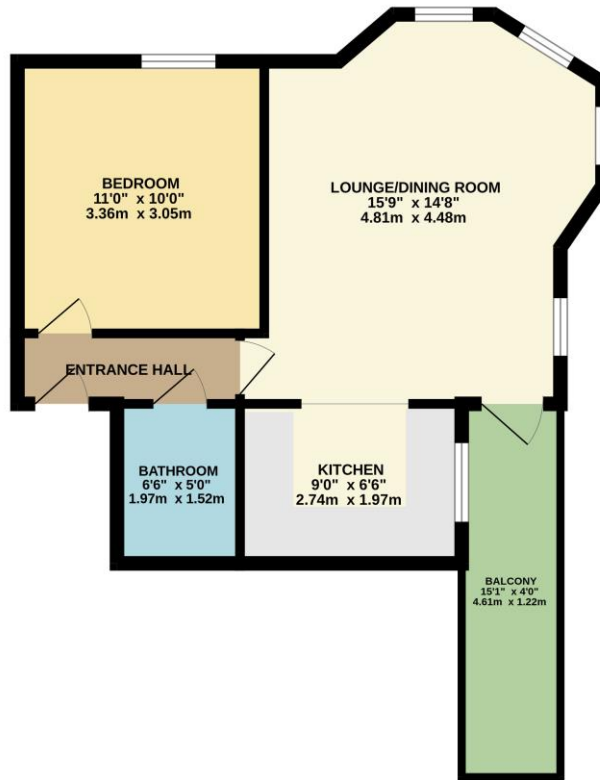
The lounge is a bright room with a single door leading out onto the balcony and has ample room for a sofa suite and small dining table. The room enjoys a pleasant aspect. The Balcony accessed via the lounge is spacious and enjoys views over the front of the property.

The open plan kitchen is a particular feature of the property benefiting from a range of both base and eye level work units with integrated appliances.

The bedroom is an especially good size with a rear facing window, and plenty of space to accommodate a large double bed as well as other free-standing furniture. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and a panel bath with shower above.

Outside, there is an allocated parking space conveyed with the property.

FIRST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA - 419 sq.ft. (38.9 sq.m.) approx.

*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:** Leasehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- First floor
- One double bedroom
- Lounge diner
- Contemporary kitchen
- Modern bathroom
- Balcony
- Off road parking

Westbourne | 01202 767633 |

**Winkworth**