



SURREY ROAD, BOURNEMOUTH, BH4

£130,000 LEASEHOLD

CASH BUYERS ONLY - 78 YEAR LEASE. A well presented one bedroom first floor character apartment backing onto Bournemouth Gardens and a short walk to Westbourne village. The property benefits from far reaching views over Bournemouth Gardens, modern fittings, new boiler, double glazing as well as off road allocated parking.

One Double Bedroom | First Floor | High Ceilings | Large Balcony | Garden Views | Allocated Parking | Close to Westbourne

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

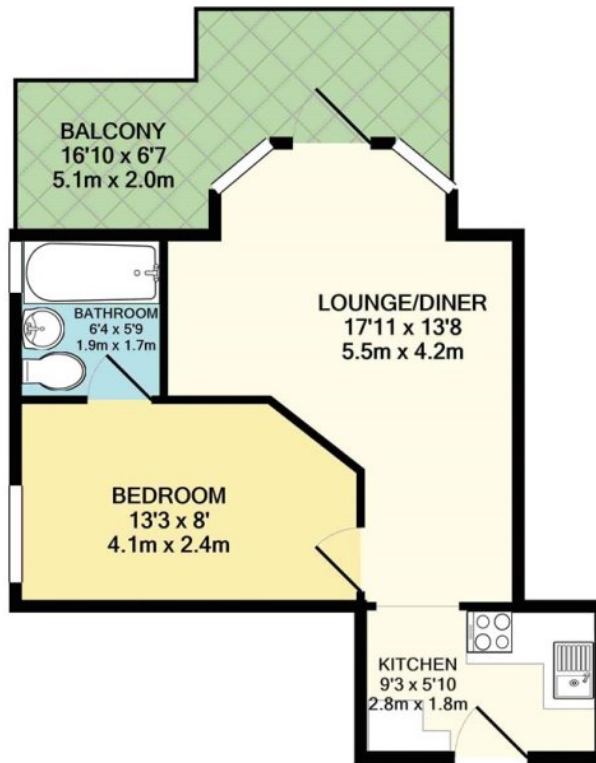
CASH BUYERS ONLY - 78 YEAR LEASE. The property is accessed via a well presented communal hallway where a flight of stairs lead to the first floor and the private entrance to the property itself.

The front door leads straight into the modern fitted kitchen which includes a range of base and eye level work units with space and plumbing for all domestic appliances.

From the kitchen a doorway leads through to the bright and spacious lounge diner with high ceilings and access onto the large private balcony via a UPVC patio door. The balcony enjoys far reaching views over Bournemouth Gardens beyond and ample space for a table and chairs. A wall unit in the living room houses the recently fitted combi boiler.

The double bedroom is a bright room and also benefits from high ceilings with space for a free standing wardrobe and access into the ensuite bathroom which is part tiled, comprising panelled bath, WC and hand wash basin.

Outside an allocated parking space is conveyed with the property. ** Please note the vendors are commencing the lease extension process. Enquire for further details**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2021

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

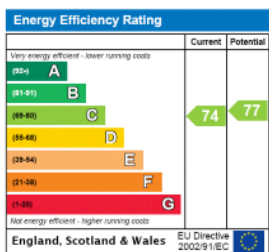
TENURE: Leasehold – 77 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1138 per annum £250 GR

AT A GLANCE

- One Double Bedroom
- First Floor
- High Ceilings
- Large Balcony
- Garden Views
- Allocated Parking
- Close to Westbourne



Westbourne | 01202 767633 |

