



SURREY TOWERS, SURREY ROAD, BOURNEMOUTH, DORSET, BH4

£239,950 SHARE OF FREEHOLD

A well presented two double bedroom duplex apartment situated on the popular Surrey road which runs adjacent to the Bournemouth Gardens that stretch from Coy Pond all the way to the town centre and beach. The property offers modern spacious accommodation throughout within a small development.

Ground floor duplex apartment | Two double bedrooms | Modern kitchen | Contemporary bathroom | Allocated parking | Close to Westbourne & Bournemouth gardens

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth has 7 miles of sandy beaches. The town centre, which can be accessed through well maintained public Bournemouth Gardens (20 minute walk via back gate), has a pedestrianised high street with a good mix of shops, a theatre and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Nearer to the property (5 minute walk) is popular Westbourne village which offers a variety of independent shops, restaurants and coffee houses together with well known high street names such as Marks & Spencer food hall. Alum Chine is 25 minutes' walk through the lovely wooded valley to a Blue Flag sandy beach, play park and café. Sandbanks Ferry is a short drive and connects to National Trust's beautifully protected Isle of Purbeck with sandy beaches, nature reserves, Corfe Castle, Swanage and Brownsea Island.

Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are main line train routes from either Poole, Bournemouth or Branksome (a short walk away) railway stations which connect to the Weymouth to London Waterloo South West train service.



DESCRIPTION

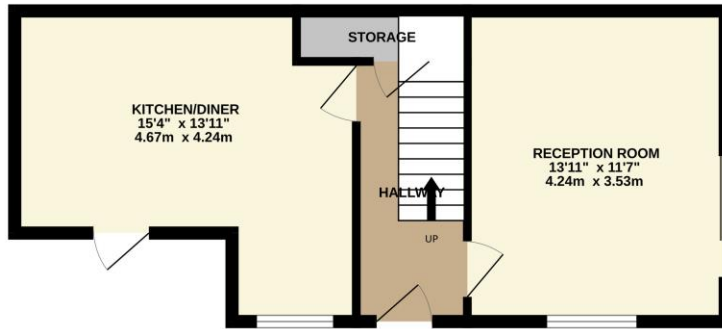
The property is accessed via a private entrance which leads into the entrance hall housing a large storage cupboard and doors to principal rooms.

The lounge is a spacious room with ample space for free standing furniture. The spacious kitchen diner is separate to the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances. The kitchen has ample room for a large table.

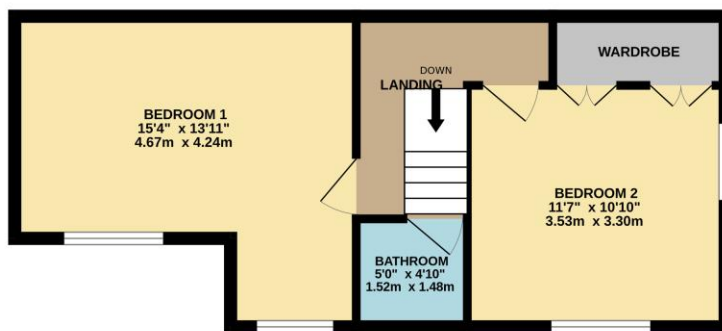
A flight of stairs leads to the first floor where there are two double bedrooms both with space for free standing furniture and the added benefit of fitted wardrobes to bedroom two. The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and bath with shower above.

An allocated parking bay is conveyed with the property.

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1200 per annum

AT A GLANCE

- Ground floor duplex apartment
- Two double bedrooms
- Modern kitchen
- Contemporary bathroom
- Allocated parking
- Close to Westbourne & Bournemouth gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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