



## THE ALLENS, 67 SURREY ROAD, POOLE, BH12

### £199,950 LEASEHOLD

The Allens is situated in a popular location backing directly onto Bournemouth pleasure gardens which offers beautiful walks to Coy Pond in one direction or Bournemouth town centre and the award winning sandy beaches in the other. The apartment is situated on the ground floor and is well presented throughout with two double bedrooms, en-suite shower room and a lounge overlooking the gardens.

Two double bedrooms | En-suite shower room | Recently fitted modern kitchen | Ground floor | Backs onto Bournemouth Gardens | Convenient location | Off road parking | Purpose built

Westbourne | 01202 767633 |

Winkworth





## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which 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

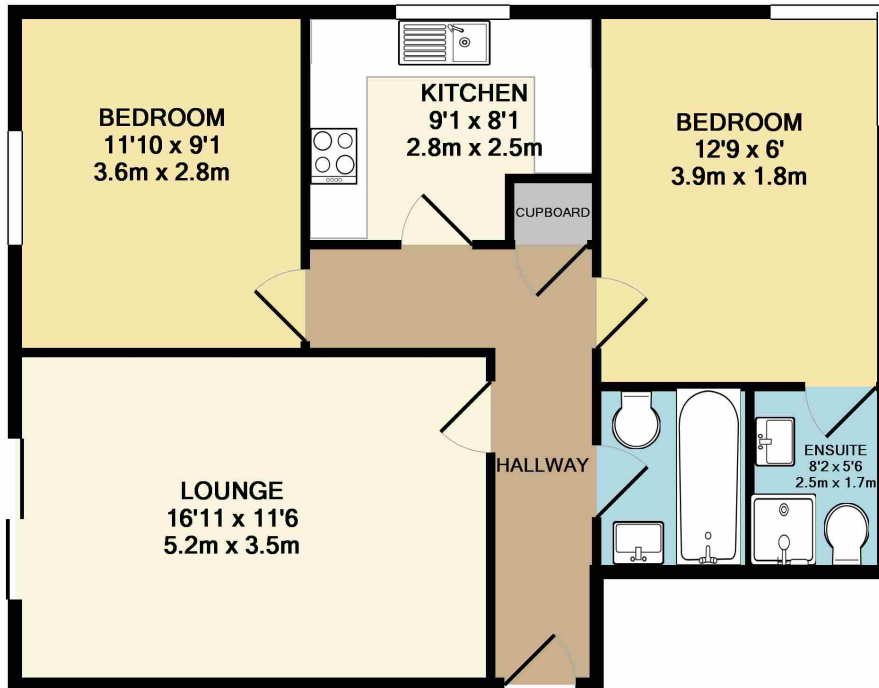
The apartment is accessed via a secure telephone entry system through the well presented communal hallways.

The lounge diner is a spacious room with plenty of space for not only a sofa and armchair suite but also a dining table and chairs and enjoys a pleasant outlook over the rear of the property and in turn, Bournemouth Gardens. The kitchen has been recently fitted in a modern white high gloss style and offers an excellent range of both base and eye level cupboard and drawer units, a built in oven and hob, space for further domestic appliances and a large double glazed window overlooking the driveway.

Both bedrooms are double rooms with the master looking out onto the front of the development and has plenty of space for wardrobes and additional storage. The master bedroom also has a modern en-suite shower room with a corner shower cubicle, a low level wc and a wall mounted wash hand basin with vanity unit beneath. The second bedroom overlooks the rear aspect and has a range of built-in wardrobes and further space for additional storage if required.

The bathroom is tiled and comprises a white suite to include a tiled panel enclosed 'jacuzzi' bath with shower attachment above, a low level wc and a wash hand basin.

Outside, The Allen's backs directly onto Bournemouth Gardens which lead to Coy Pond or Bournemouth Town Centre through the wooded paths. There is an allocated parking space conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

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  
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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:** C

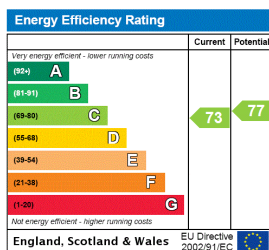
**TENURE:** Leasehold

**LOCAL AUTHORITY:** Poole

**SERVICE CHARGE:** TBA

## AT A GLANCE

- Two double bedrooms
- En-suite shower room
- Recently fitted modern kitchen
- Ground floor
- Backs onto Bournemouth Gardens
- Convenient location
- Off road parking
- Purpose built



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