



GARDENS OUTLOOK, 27 SURREY ROAD, BOURNEMOUTH, DORSET, BH4

£240,000 SHARE OF FREEHOLD

This newly refurbished, spacious ground floor apartment is situated in a prime position being just a short walk from the excellent range of shops, bars, restaurants and coffee shops at Westbourne Village. The apartment benefits from two double bedrooms, two bathrooms, a contemporary kitchen and a large private terrace measuring over 20 feet. The development backs directly onto Bournemouth Gardens and Bournemouth town centre and the award-winning sandy beaches are also just a short distance away.

Two double bedrooms | Newly refurbished | Contemporary kitchen |
South facing lounge | Large terrace | Luxury bathroom and en-suite |
Secure underground parking | Backs directly on Bournemouth Gardens |
Short walk to Westbourne

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 property is accessed through the well maintained communal entrance hallways via telephone entry system where the apartment can be found on the ground floor.

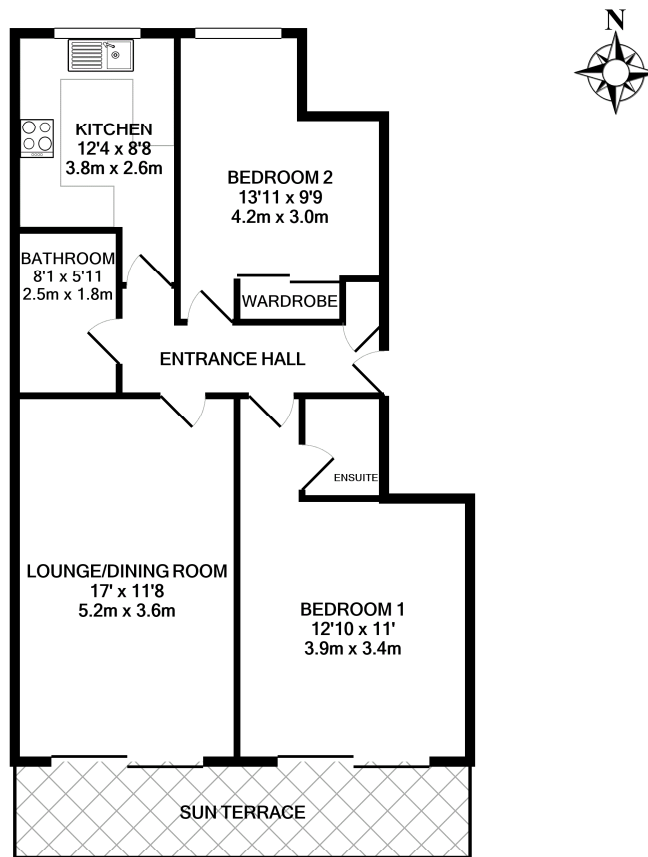
The entrance hallway houses storage cupboards and provides access to all principal rooms. The lounge diner is a spacious south facing room with a large double glazed sliding patio door leading out onto the superb sized private terrace. The lounge has plenty of space to accommodate a dining table and chairs as well as a sofa suite and enjoys a pleasant outlook onto the terrace. The terrace measures over 20 feet across and is a particular feature of this apartment enjoying a southerly aspect.

The newly fitted kitchen is spacious and enjoys an outlook over Bournemouth Gardens and is finished in a contemporary style with a range of floor and wall mounted cupboard and drawer units with beautiful adjoining work surface areas and a range of integrated appliances. There is room for a small table and chairs in the kitchen should one wish.

The main bedroom is another spacious room with doors leading out onto the sun terrace and it has a luxury en-suite shower room comprising a corner shower cubicle, a concealed cistern WC and a wall mounted wash hand basin with vanity unit beneath.

The main bathroom has been beautifully finished to include an inset bath with wall mounted shower, an inset wash hand basin with vanity units beneath, a low-level WC and is tiled in a contemporary theme.

Outside, to the front of the building is a visitor parking area and the driveway leads to the underground parking where a space is allocated for this apartment.



TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.2 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

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

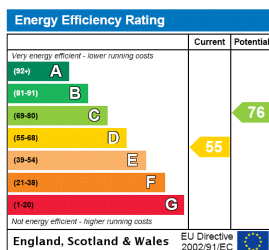
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2061 per annum

AT A GLANCE

- Two double bedrooms
- Newly refurbished
- Contemporary kitchen
- South facing lounge
- Large terrace
- Luxury bathroom and en-suite
- Secure underground parking
- Backs directly on Bournemouth Gardens
- Short walk to Westbourne



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