



£245,000

70 Surrey Road, Bournemouth, BH4 9FW



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Main Description

Bright, well proportioned and well presented, top (2nd) floor two double bedroom apartment situated in a popular location on Surrey Road close to the centre of Bournemouth and within walking distance of the bustling suburb of Westbourne. The property benefits from gas central heating, double glazing and allocated secure underground parking.

The apartment is accessed via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall providing access to all principle rooms. The open plan kitchen/dining/living room is light and airy with a feature Juliette balcony, the kitchen is fully fitted with integrated appliances with the dishwasher, washing machine and fridge freezer replaced only a few months ago. There are two double bedrooms with the principle room having the addition of an en-suite shower room. A modern family bathroom completes the accommodation on offer.

Area

Westbourne is famed for its eclectic mix of independent fashion boutiques, stores, cafes and restaurants on Poole and Seamoor road, which are linked by a Victorian covered arcade. It's also popular for quiet strolls, thanks to its chine - dry, wooded gorges that run to the sandy beach, passing clifftop green spaces like Argyll Gardens. Alum Chine is spanned by a quaint suspension bridge.

Tenure

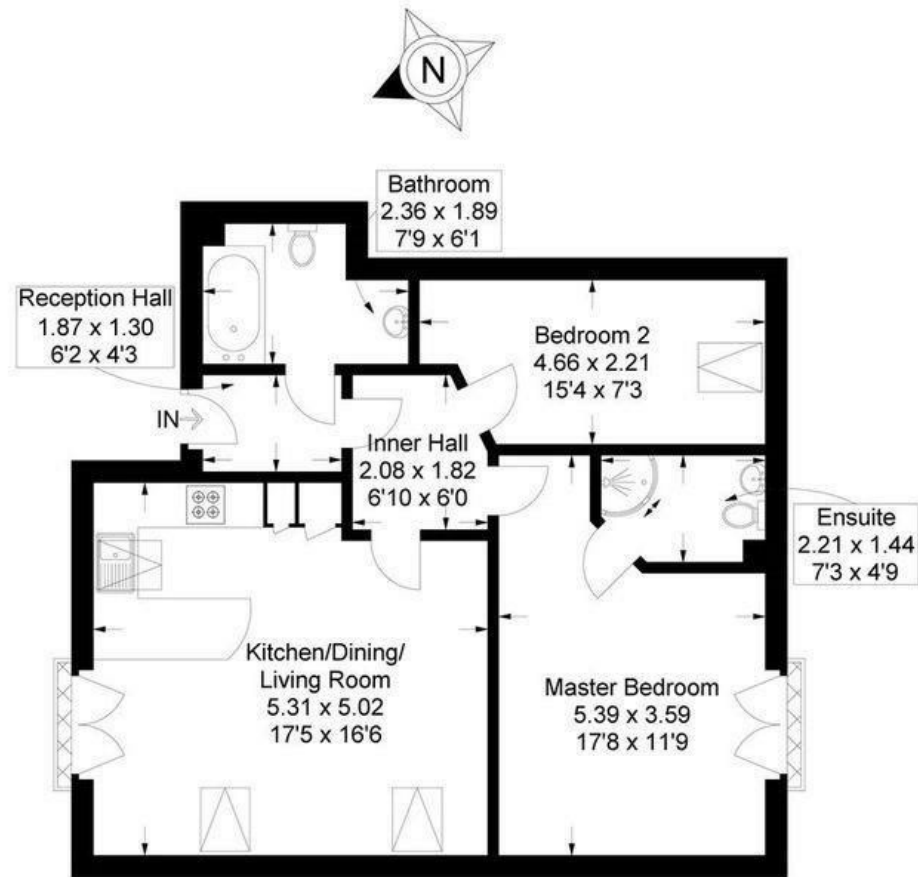
Leasehold - 125 years from 2009 - 111 years remaining
Service Charge approx £2160 per annum (£180pm)
Ground Rent £250 per annum.

FEATURES & SPECIFICATIONS

- Popular Location.
- Contemporary Open Plan Design
- Well Fitted Kitchen With Integrated Appliances
- Modern White Bathroom and En-Suite Shower Room
- Two Double Bedrooms
- Walking Distance to Westbourne
- Secure Underground Parking
- Gas Central Heating
- Lift To All Floors
- Security Entry Phone System

Amerone, Surrey Road, Bournemouth

Approximate Gross Internal Area = 68.3 sq m / 735 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	



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