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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Total floor area 74.0 sq.m. (797 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



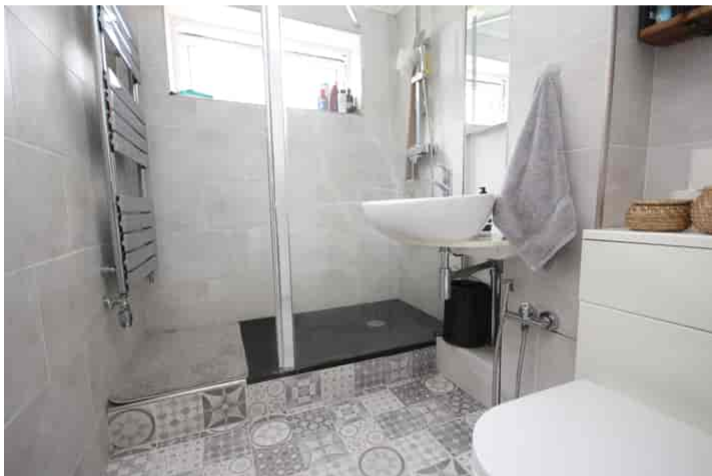
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## Flat 12, Tivoli Court 64a Surrey Road, BOURNEMOUTH BH4 9HU

£250,000

### The Property

Brown and Kay are delighted to market this beautifully presented two bedroom apartment ideally located within walking distance of Bournemouth Gardens and Westbourne. The home is positioned on the second floor and affords bright and well arranged accommodation throughout to include an 18' lounge with access to a balcony, modern and well fitted kitchen, two generous bedrooms and stylish shower room. There is the added advantage of a garage together with a parking space in front, and with a share of freehold this is a must see home.

Tivoli is well positioned for ease of reach to Bournemouth Gardens with walkways directly in to Bournemouth town centre with its wide and varied range of shopping and leisure pursuits, pier and award winning beaches beyond. Also within walking distance is Westbourne with its relaxed vibe, there you can indulge in the many cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services operating to surrounding areas and train stations located at both Branksome and Bournemouth.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Neither pets nor holiday lets are permitted within the terms of the lease.

### COMMUNAL ENTRANCE HALL

The apartment is situated on the second floor with lift access.

### ENTRANCE HALL

Storage cupboards.

### LIVING/DINING ROOM

18' 3" x 13' 0" (5.56m x 3.96m) A generous living/dining room with large picture window.

### KITCHEN

11' 2" x 8' 0" (3.40m x 2.44m) Well fitted kitchen equipped with a modern range of wall and base units with work surfaces over, inset stainless steel sink unit with drainer, built-in electric oven and gas hob with cooker hood, built-in washing machine, fridge/freezer, and dishwasher. Feature tiled splashback, wall mounted boiler.

### BEDROOM ONE

14' 4" x 10' 8" (4.37m x 3.25m) Window to the front and side with balcony, storage cupboards, laminate flooring.

### BEDROOM TWO

11' 3" x 9' 8" (3.43m x 2.95m) Window to the rear, built-in storage cupboard, laminate flooring, radiator.

### SHOWER ROOM

Suite comprising wash hand basin, w.c. and walk in shower with waterfall shower, heated towel rail, tiled floor and tiled walls. Contrasting floor and wall tiling.

### GARAGE

A garage is conveyed with the property.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 998 years from 25th March 2006

Service Charge - £2,400.00 per annum

### COUNCIL TAX - BAND C