



FLAT 38, GUILDFORD COURT 29 SURREY ROAD, BOURNEMOUTH,
DORSET BH4 9HP

Guide Price £130,000

- GUIDE PRICE £130,000 - £150,000
- FOURTH FLOOR APARTMENT
- SOUTHERLY ASPECT BALCONY
- CLOSE TO WESTBOURNE & GARDENS
- NO FORWARD CHAIN
- 20 LOUNGE/DINING ROOM
- PARKING SPACE



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Brown and Kay are pleased to market this one bedroom, fourth floor apartment well located for ease of reach to Westbourne and Bournemouth Gardens. Offered with no forward chain, this home would make a great buy to let investment or first time buy.

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AGENTS NOTE - PETS AND HOLIDAY LETS

Holiday Lets are not permitted
 Pets are permitted, but permission must be sought from the freeholder, via Foxes management, first - subject to the usual terms of the lease.

LOUNGE/DINING ROOM

20' 1" x 12' 5" (6.12m x 3.78m) Double glazed windows to the side and rear, double glazed door to the SOUTHERLY ASPECT BALCONY, heater.

KITCHEN

11' 5" x 5' 10" (3.48m x 1.78m) Double glazed window to the rear, range of wall and base units, space and plumbing for washing machine, integrated hob and oven, sink drainer, further work surface.

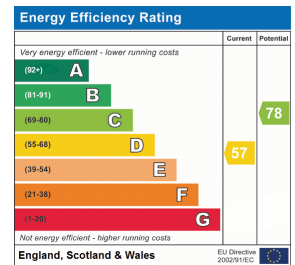
BEDROOM ONE
 13' 2" x 8' 10" (4.01m x 2.69m) Double glazed window to the front, heater.

BATHROOM & SEPARATE W.C.
 Double glazed window, bath with wall mounted shower and screen, vanity basin with unit under, heated towel rail, cupboard housing water tank. Separate w.c. with double glazed window.

ALLOCATED PARKING SPACE PLUS COMMUNAL BASEMENT STORAGE UNIT

TENURE - LEASEHOLD
 Length of Lease - 150 years from March 2015
 Maintenance - £1,720.08 per annum, paid half yearly
 Ground Rent - £150 per annum, paid every 6 months
 Management Agent - Foxes Management

AGENTS NOTE
 Planning permission was granted in 2022 for the erection of an additional storey on each of the



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.