



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>		80
(55-68)	<b>D</b>	61	
(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	

TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Flat 8, Cheyne Court 37 Surrey Road, WESTBOURNE BH4 9HR

£280,000

### The Property

Brown and Kay are pleased to market this spacious three bedroom apartment ideally positioned backing on to Bournemouth Gardens. The apartment sits on the first floor with the added benefit of lift access, and internally affords generous and well arranged living accommodation to include a 17' lounge with balcony, 19' kitchen/dining room, beautifully appointed shower room, and separate cloakroom. Additionally, there is secure undercroft parking and together with a share of the freehold this is a must see home.

The property occupies a super position moments from Bournemouth Gardens where you can enjoy a leisurely stroll directly into the town centre and beach beyond, and in the other direction is Coy Pond with its picnic areas, pretty duck pond and wildlife. Within walking distance is the stylish village of Westbourne which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also nearby are stunning sandy beaches with miles upon miles of impressive promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

### COMMUNAL ENTRANCE HALL

Secure entry system, stairs or lift to the first floor.

### SPACIOUS ENTRANCE HALL

Double opening storage cupboard with cupboard over, further double cupboard with Sunamp Heat Battery, further double cupboard with storage over.

### CLOAKROOM

Double glazed window, low level w.c. and wash hand basin inset in vanity cupboard, tiled walls.

### LOUNGE

17' 0" x 12' 0" (5.18m x 3.66m) Double glazed window to the front, double glazed door to balcony.

### BALCONY

Good size balcony with pleasant aspect.

### KITCHEN/DINING ROOM

19' 8" to storage cupboard front x 8' 0" (5.99m x 2.44m) A generous and well fitted kitchen equipped with a range of wall and base units, space for washing machine and tumble dryer, space for fridge/freezer, range of wall units including filter, work surface with inset induction hob and matching double oven under, wall mounted heater, space for table and chairs, full width storage cupboards.

### BEDROOM ONE

16' 0" x 12' 2" (4.88m x 3.71m) Double glazed window to the front, range of built-in wardrobes including two full length robes with two double centre cupboards and two, four drawer chests under, heater.

### BEDROOM TWO

16' 9" x 9' 10" (5.11m x 3.00m) Double glazed window to the front, range of built-in wardrobes to include two full length wardrobes, two sets of double cupboards and three drawer chest unit.

### BEDROOM THREE

8' 10" x 8' 2" (2.69m x 2.49m) Double glazed window, radiator.

### SHOWER ROOM

9' 3" x 5' 8" (2.82m x 1.73m) Beautifully appointed, oversize shower cubicle with Hans Grohe touch control shower, 'Rainfall' head and adjacent hand held shower, display ledge with lighting, vanity basin inset in to unit, inset flush w.c., tiled walls and flooring

### OUTSIDE & VISITOR PARKING

Communal gardens which are laid to lawn with shrub borders, visitor parking area.

### SECURE UNDERCROFT PARKING & STORE ROOM

19' 4" x 11' 11" (5.89m x 3.63m) Secure parking via electric door to allocated parking space.

### STORE ROOM

11' 8" x 6' 4" (3.56m x 1.93m)

### VENDORS NOTE - SUNAMP / ENERGY EFFICIENCY

Sunamp is the ideal alternative to large, greedy, traditional hot water cylinders. Sunamp thermal energy storage technology uses patented Phase Change Materials to make homes and buildings more energy efficient and sustainable, while reducing carbon emissions.

### TENURE - SHARE OF FREEHOLD

Length of Lease -  
Maintenance - Approximately £2,000 per annum including communal cleaning, gardening and window cleaning.  
Management Agent - Foxes

### COUNCIL TAX - BAND C