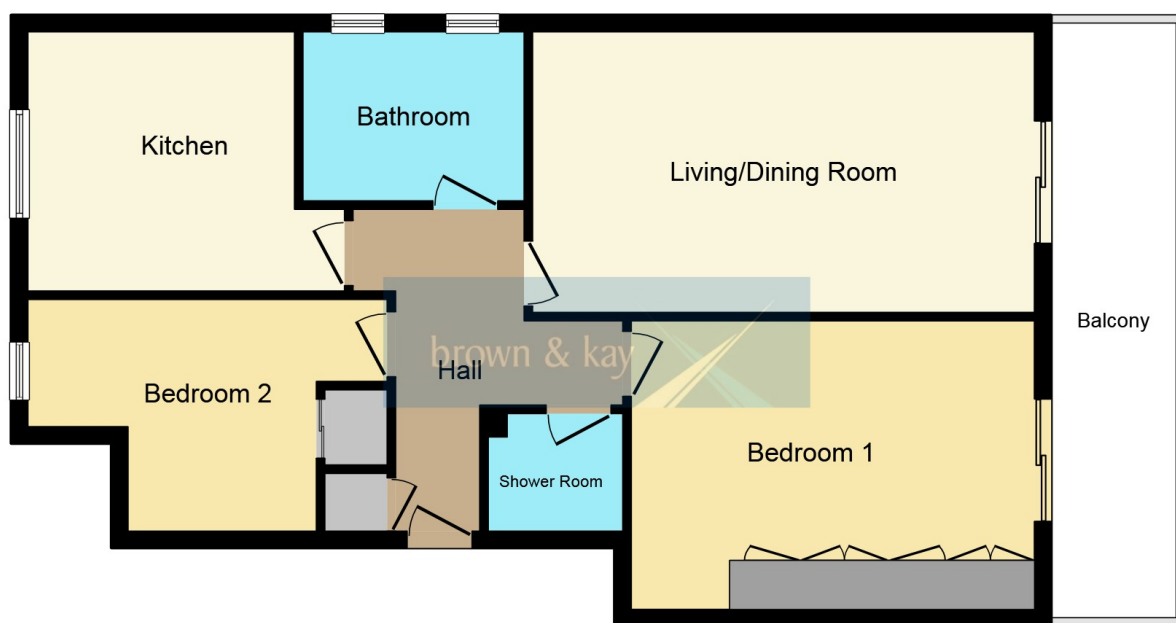




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995





## Flat 3 Gardens Outlook, 27 Surrey Road, Bournemouth, Dorset BH4 9HW

£255,000

### The Property

Brown and Kay are pleased to market this two bedroom first floor apartment offered for sale with no forward chain. The home offers spacious accommodation and in brief benefits from 19' lounge/dining room with a good size balcony, kitchen, two good size bedrooms, bathroom and shower room. Furthermore, there is underground parking and a share of the freehold.

Gardens Outlook occupies a great location being close to Bournemouth Gardens where you can enjoy a leisurely stroll through to Bournemouth town centre and beach beyond. The bustling village of Westbourne is close by and there you will find a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### COMMUNAL ENTRANCE

Secure entry system, lift to the first floor apartment.

### ENTRANCE HALL

Generous entrance hall with storage cupboard and radiator.

### LOUNGE/DINING ROOM

19' 0" x 11' 8" (5.79m x 3.56m) Double glazed sliding door to the balcony, two radiators.

### BALCONY

A good size balcony with space for table and chairs.

### KITCHEN

12' 6" max x 9' 1" (3.81m x 2.77m) Range of wall and base units with roll edge work surfaces, built-in electric oven and gas hob, space for stacked fridge/freezer, space for washing machine.

### BEDROOM ONE

14' 6" max x 11' 10" (4.42m x 3.61m) Double glazed sliding door to the balcony, radiator.

### BEDROOM TWO

14' 0" x 10' 0" (4.27m x 3.05m) max in to recess. Double glazed window to the rear aspect with pleasant outlook over Bournemouth Gardens, radiator.

### BATHROOM

Suite comprising bath, wash hand basin and w.c.

### SHOWER ROOM

Tiled walls and floor, shower cubicle, wash hand basin and low level w.c., radiator.

### OUTSIDE

Gardens Outlook occupies well maintained grounds.

### UNDERGROUND PARKING

#### TENURE - SHARE OF FREEHOLD

Length of lease - 999 years, remaining number to be confirmed  
Maintenance - £2,101.00 per annum including water and sewage

#### COUNCIL TAX - BAND C