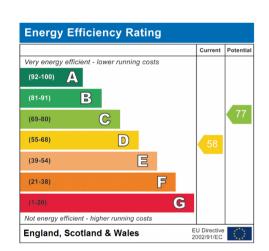
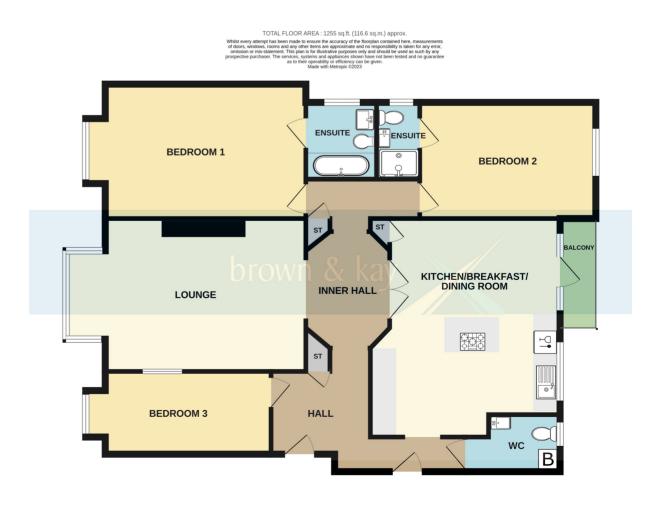
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# Flat 6, Surrey Lodge 19 Surrey Road, BOURNEMOUTH BH4 9HN

£325,000

### **The Property**

The apartment is such an excellent size and has a lovely character feel. All the rooms are bright and airy and have a pleasant outlook. The clients have installed a new boiler in 2020 along with new pipework and radiators.

The location of the apartment is excellent. There is direct access from the rear of the block into Bournemouth Gardens where you can walk along the footpath all the way into the town centre with its many shops/restaurants and activities. The award winning beaches and promenade give access along to Bournemouth Beach and Sandbanks.

Westbourne village with its café bars, boutique shops and restaurants is also a short distance away and in turn leads to the many Chine walks that lead down to the beach.

Road and rail links to London and the South West are also available at Poole and Bournemouth train stations with an interlinking station just along at Branksome. The A338 Spur road links to the M27 to the South East with the A35 heading towards the West Country

#### **AGENTS NOTE - PETS**

Our clients have advised that pets are permitted, with permission, which can be withdrawn if the pet is a nuisance - we have not seen sight of the lease to confirm this.

# SECURITY DOOR TO COMMUNAL ENTRANCE HALL

Stairs or lift to second floor

## DOOR TO APARTMENT ENTRANCE HALL

10' 2" x 8' 10" (3.10m x 2.69m) Walk in storage cupboard, door leads through to stunning reception lobby, door leads to rear entrance to the apartment complex with staircase that leads down to the communal gardens.

#### **CLOAKROOM UTILITY**

Double glazed window, low level WC, wash basin, work top with space and plumbing for washing machine under.

#### **RECEPTION LOBBY**

 $10' \ 0" \times 7' \ 9" \ (3.05 \ m \times 2.36 \ m)$  A feature of the apartment that creates a light bright space and leads to the principal rooms.

#### LOUNGE

20'  $3'' \times 12' 10''$  (6.17m  $\times 3.91m$ ) Double glazed bay window, feature real flames, log effect fireplace sat in chimney breast, unit for TV with useful storage unit.

#### KITCHEN/DINER

18' 5" x 13' 5" to unit front (5.61m x 4.09m) Double glazed window with tree top view over Bournemouth gardens, a simply stunning room with extensive drawer and cupboard units, range of tall standing cupboards including pull out larder style units, integrated double oven, integrated dishwasher, space for American Style fridge freezer , wood work top with inset drainer and butler style deep sink, further work surface and additional drawer space. Feature centre island unit with inset 5 ring gas hob, range of pan drawers and further storage units under. Space for large table and chairs in the dining area, doors lead to Balcony.

#### **BALCONY**

Space for café table and chairs, outlook over towards Bournemouth gardens.

#### **BEDROOM ONE**

18' 6"Bay x 11' 8" (5.64m x 3.56m) Double glazed feature bay window, two radiators.

# **EN-SUITE**

 $6'7" \times 5'11"$  (2.01m x 1.80m) Double glazed window, panelled bath with wall mounted feature taps and side shower attachment, inset WC with adjacent wash basin inset in vanity unit with cupboard under, heated towel rail, tiled walls.

#### **BEDROOM TWO**

 $14' 10" \times 9' 9" (4.52m \times 2.97m)$  Double glazed window with views towards Bournemouth gardens, radiator

#### **EN-SUITE**

Double glazed window, low level WC, wash basin inset in vanity unit, oversize shower cubicle with rain fall shower, heated towel rail, tiled walls.

#### **BEDROOM THREE**

15' 0" max into bay x 6' 10" (4.57m x 2.08m) Double glazed window, two wardrobes, useful bed unit with storage under, work station/desk with cupboard unit and storage.

#### **OUTSIDE**

There are communal garden areas which are laid to lawn with shrub borders.

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