



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1255 sq.ft. (116.6 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 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Our clients have advised that pets are permitted, with permission, which can be withdrawn if the pet is a nuisance - we have not seen sight of the lease to confirm this.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" x 7' 9" (3.05m x 2.36m) A feature of the apartment that creates a light bright space and leads to the principal rooms.

### LOUNGE

20' 3" x 12' 10" (6.17m x 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" x 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" x 9' 9" (4.52m x 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.

### TENURE-SHARE OF FREEHOLD 999 YEARS FROM 25TH MARCH 1968

MAINTENANCE £979.44 PER QUARTER

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