

Suffolk House

31-33 Suffolk Road, Bournemouth BH2 6AT

Offers in excess of £250,000





## Property Summary

A bright and spacious two double bedroom, two bathroom fourth floor apartment, superbly positioned near Bournemouth town centre, gardens and Westbourne Village.



## Key Features

- Fourth floor purpose built apartment
- Near Westbourne Village & Bournemouth town centre
- Dual aspect kitchen lifestyle space
- Two double bedrooms
- Two bathrooms
- Elevated tree top views
- Highly desirable location
- Walking distance to beach
- Allocated parking
- Lift access to all floors



## About the Property

Suffolk House is a modern apartment block on the fringes of Bournemouth town centre, with elevated treetop views and close proximity to Bournemouth Gardens, offering leafy walks down to the town centre and beach. Westbourne Village is also close by and a perfect destination for coffee lovers with its array of independent boutique shops, bars and bistros.

Our contemporary two double bedroom, two bathroom apartment is located at the end of the fourth floor and enjoys a dual sunny aspect and open treetop views from all principal rooms.

The well planned accommodation includes a dual aspect open plan kitchen lifestyle area, with modern fitted kitchen and plenty of space for soft seating and dining. Also two double bedrooms, with the main enjoying an en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the apartment is conveyed with a covered allocated parking space. Access to the apartment is also gained via a communal front entrance and reception hall with stairs and a lift to all floors.

Aside from the well-presented accommodation, a key feature of this apartment is the highly convenient location. Perfect for first time buyers, as a second home or equally as an investment purchase.

Tenure; Leasehold (125 years from 2001)

Management company; Rebbeks

Service charge; Approximately £2,300 pa

Ground rent; £150 pa

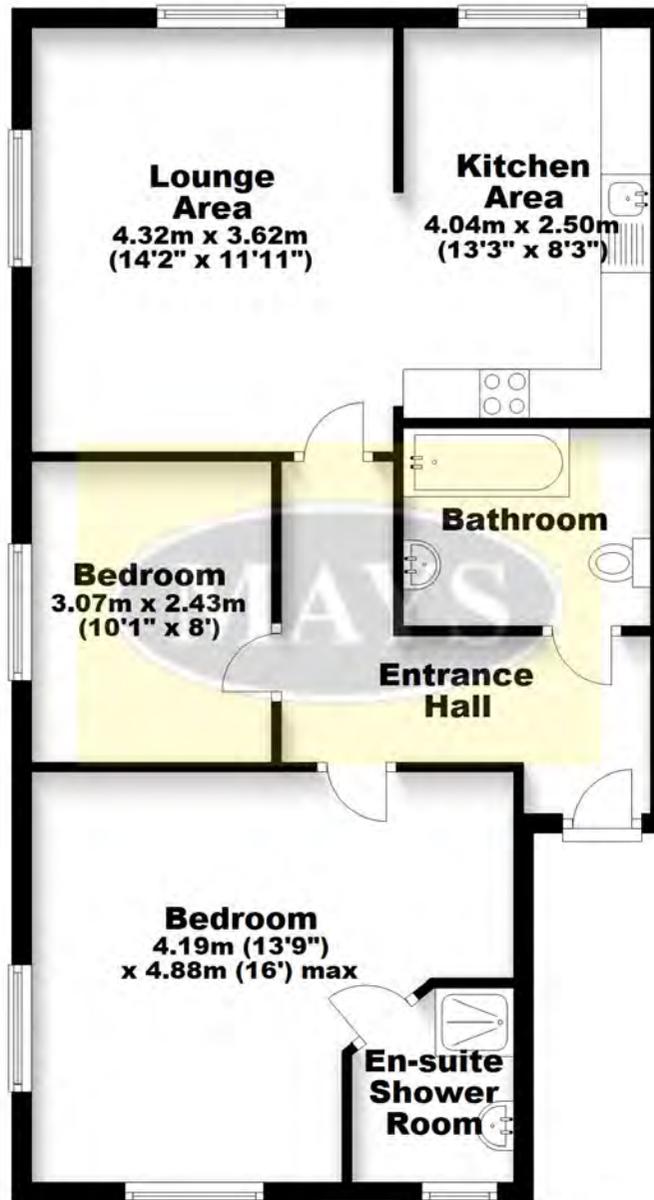
No holiday lets or pets allowed

Council Tax Band: C



## Fourth Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



**Total area: approx. 68.7 sq. metres (739.8 sq. feet)**

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

The property is situated close to Bournemouth town centre offering a wide range of shops, restaurants, cafes and leisure facilities plus the famous blue flag sandy beaches. The premier facilities of the superb West Hants Tennis and Leisure Club and Meyrick Park golf course are also nearby. Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

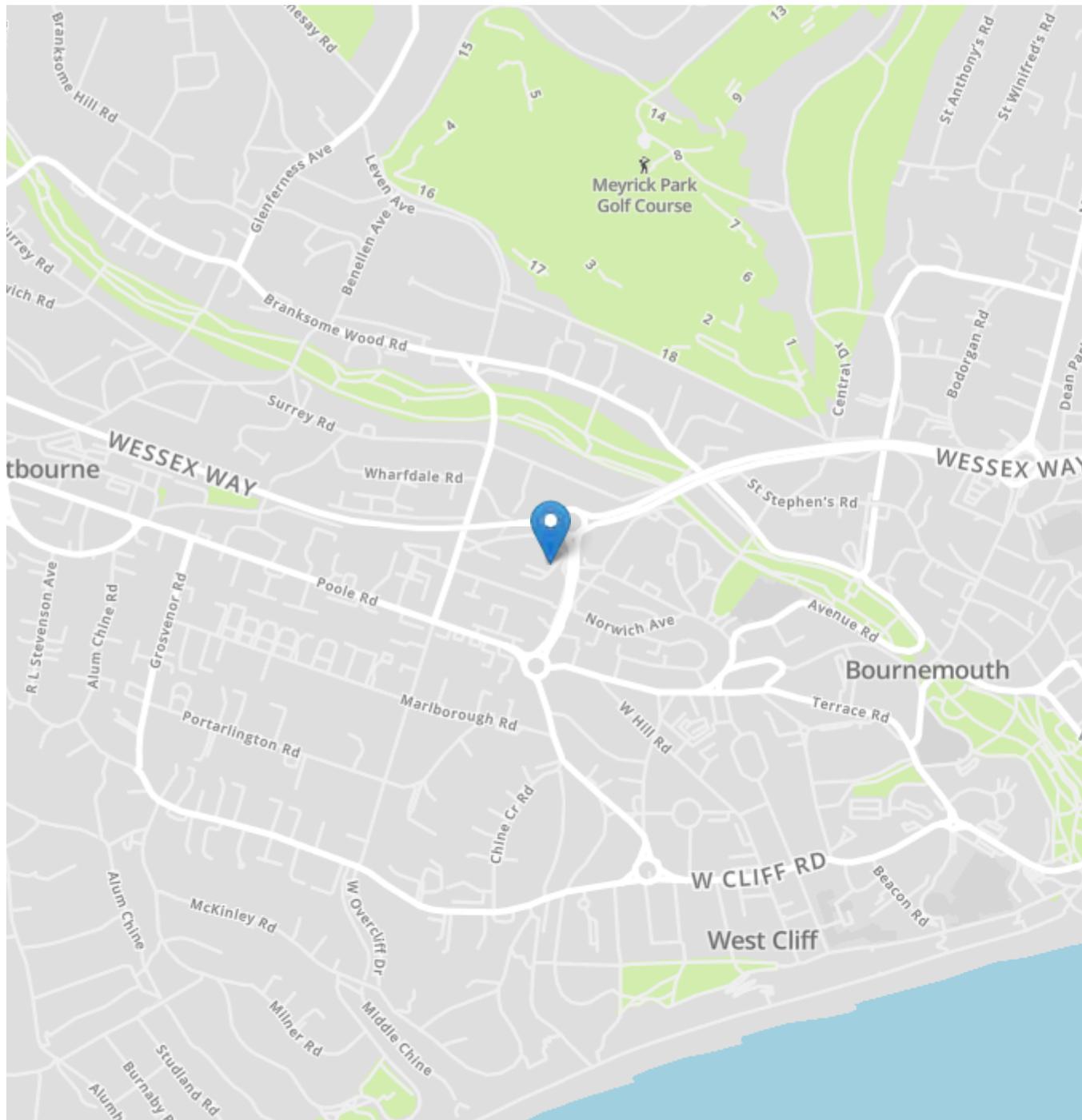


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(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 

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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