



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



rightmove
find your happy

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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



24a Surrey Road, Bournemouth, Dorset BH4 9BX

Offers Over £225,000

The Property

Brown and Kay are delighted to market this ground floor apartment featuring high ceilings and skirtings with the advantage of being pet friendly with your own private entrance. The home is well positioned close to Bournemouth Gardens and affords generous and well proportioned accommodation to include a feature private entrance porch, open plan kitchen/living room with stunning alcove window, inner hallway, two good size bedrooms with en-suite shower room to bedroom one, and principal bathroom. Additionally, there is the benefit of gas central heating, double glazing and an allocated parking space.

The property occupies a super position being moments from Bournemouth Gardens which lead directly through to Bournemouth town centre with its varied range of shopping and leisure pursuits and on to glorious sandy beaches beyond with miles upon miles of promenade which stretches to Southbourne and beyond in one direction, and the famous Sandbanks in the other. Also close by is the village of Westbourne with a more laid back vibe and an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS

Our clients have advised pets are permitted however we have not seen sight of the lease to verify this.

FEATURE ENTRANCE PORCH

Private entrance via feature entrance porch which allows for excellent storage, attractive door through to open plan living space.

OPEN PLAN LIVING/KITCHEN

22' 10" x 13' 3" (6.96m x 4.04m) An impressive open plan living/kitchen with many character features to include high ceilings and skirtings together with a stunning alcove bay window, door to storage cupboard. Kitchen area - Well fitted and equipped with a full range of units with work surfaces over and complimentary work surfaces, fridge/freezer and oven, space for dishwasher, attractive flooring. Living area - Feature fireplace and feature alcove window.

INNER HALLWAY

Space for stackable washing machine and tumble dryer.

BEDROOM ONE

14' 6" x 12' 1" (4.42m x 3.68m) maximum measurements. Feature double glazed bay window, door to the en-suite.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, w.c. and wash hand basin. Heated towel rail and extractor fan.

BEDROOM TWO

12' 1" x 9' 6" (3.68m x 2.90m) maximum measurements. Double glazed window to the side aspect.

BATHROOM

Suite comprising bath with shower over and glass shower screen, wash hand basin and w.c. Heated towel rail and extractor fan.

PARKING

Allocated parking space.

TENURE - LEASEHOLD

Length of Lease - 133 years remaining
Maintenance - £296.38 payable per quarter
Ground Rent - To be advised

COUNCIL TAX - BAND B