



**6, 41a Garden Ridge, Surrey Road,
Bournemouth, Dorset BH4 9JH
O.I.E.O. £280,000 Leasehold**



About the Property

This stunning two bedroom apartment is exquisitely presented throughout. It has been looked after by the current owners to an exceptional standard, creating a classic yet contemporary feel and has been designed with lifestyle in mind. The apartment has the benefit of two balconies, both enjoying delightful treetop views, overlooking Coy Pond gardens, leading into Bournemouth town centre. The main entrance is entry phone, protected for the residents privacy and security.

Upon entering the building, the communal staircase is on your right and the apartment is located on the first floor to your left.

The private front door opens into a spacious and welcoming entrance hall with all principle rooms leading off. Useful built in double cloaks cupboard. Further built in cupboard, housing newly installed gas fired central heating boiler. Plumbing for washing machine. The living room is a lovely and incredibly bright room. It enjoys a double aspect. Patio doors lead out onto the balcony, enjoying lovely open treetop views and ideal for relaxing. There is ample space for a dining table and chairs. The kitchen has an excellent range of wall and floor mounted units, with work surfaces above. Built in eye level double oven. Inset ceramic hob with extractor hood above. Integrated fridge/freezer. The principle bedroom has double opening doors, leading out onto the balcony, with delightful open treetop views. Built in floor to ceiling wardrobes, incorporating hanging and shelving space. The shower room is fully tiled. Shower cubicle with mixer taps and shower attachment. Wash hand basin and low level WC. The second bedroom is a good double in size and enjoys a pleasant outlook. Built in wardrobe incorporating hanging and shelving space.

A passenger lift or stairs lead to the underground secure parking. Two parking spaces are allocated to the apartment. The grounds are well maintained. There are numerous flower and shrub borders, the front being bounded at the front by a low brick retaining wall. Viewing is highly recommended.

Tenure – Leasehold – 98 years remaining

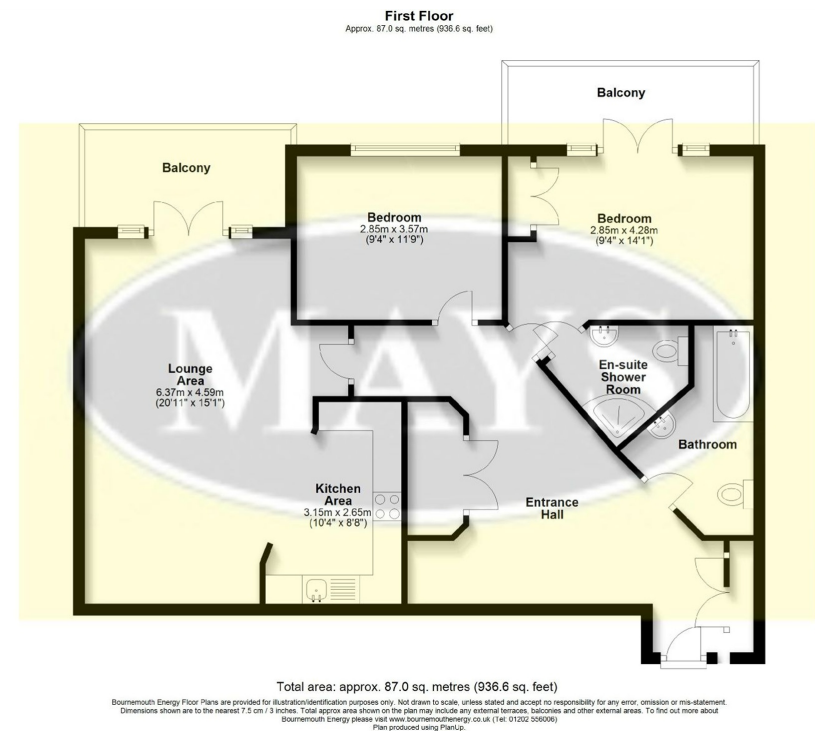
Service Charge - £2,076 per annum

Ground Rent - £250 per annum

Managing Agent – Bourne Estates

Key Features

- Stunning two bedroom apartment exquisitely presented throughout
- Spacious welcoming entrance hall
- Kitchen with excellent range of wall and floor units
- Well maintained grounds
- Two parking spaces
- Two balconies, both enjoying delightful treetop views overlooking Coy Pond Gardens
- Incredibly bright living room with double aspect
- Shower room and separate bathroom
- Underground secure parking
- Council Tax Band C







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Mays Estate Agents - Westbourne

4 Seamoor Road
Bournemouth
Dorset
BH4 9AN
T: 01202 757555
E: bournemouth@maysestateagents.com (sales)
E: lettings@maysestateagents.com (lettings)
www.maysestateagents.com



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		