



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



**Floor Plan**

Floor area 62.9 sq.m. (677 sq.ft.) approx



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

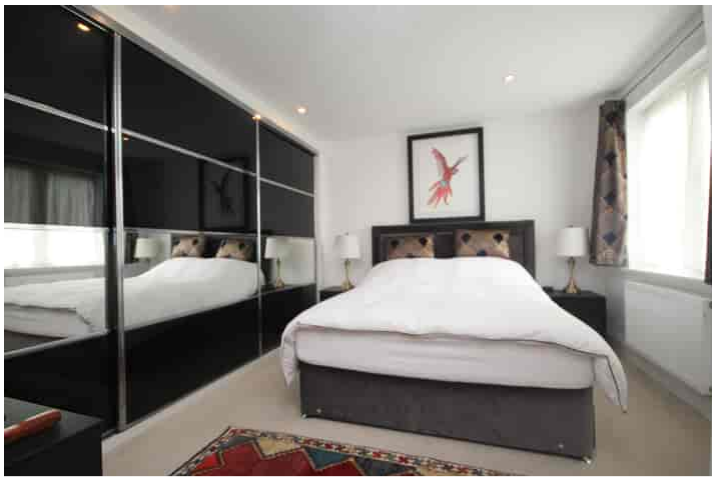
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## Flat 1, Amarone 70 Surrey Road, BOURNEMOUTH, Dorset BH4 9FW

**£299,950**

### The Property

Brown and Kay are delighted to market this stunning two bedroom modern apartment positioned on the ground floor of this attractive development. This beautifully appointed apartment enjoys many benefits to include a generous open plan living/kitchen/dining room enhanced with access to a large private decking area, a particular feature of this home. Additionally, there is secure underground parking with direct lift access, a parking space plus a lock up garage is conveyed with the apartment.

Amarone is well positioned to take advantage of the tree lined walks through Bournemouth Gardens directly into Bournemouth town centre with its variety of shopping and leisure pursuits, and miles upon miles of impressive sandy beaches beyond the gardens. Westbourne with its laid back ambiance is within walking distance and there you can enjoy 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 client has advised that pets are permitted, but with the prior approval of the freeholder, provided they do not cause annoyance to any of the residents. In such an event the freeholder can revoke its consent.

### STEPS LEAD UP TO COMMUNAL ENTRANCE

Security entry system to communal entrance .

### DOOR TO APARTMENT ENTRANCE

Storage cupboard, radiator.

### OPEN PLAN LIVING/DINING/KITCHEN

17' 11" x 11' 1" (5.46m x 3.38m) LOUNGE AREA: Double glazed windows and two double opening doors lead to decking area, radiator.

### LARGE PRIVATE DECKING

Measuring approximately 34 sq metres. A particular feature of the home and provides space for outdoor furniture including table and chairs, outside mains power point.

### KITCHEN AREA

9' 6" x 6' 10" (2.90m x 2.08m) Beautifully appointed contemporary style kitchen with ample drawers and cupboards, waste disposal unit, work surface with inset electric hob with filter above and matching oven below, further wall cupboards, integrated washing machine/drier and fridge/freezer.

### BEDROOM ONE

14' 11" maximum x 9' 10" (4.55m x 3.00m) Double glazed window, built in bedroom furniture with hanging and storage space, radiator.

### EN-SUITE

5' 10" x 4' 10" (1.78m x 1.47m) Double glazed window, corner shower cubicle with wall mounted shower, low level WC, wash basin, heated towel rail, tiled walls.

### BEDROOM TWO

16' 9" maximum x 8' 10" (5.11m x 2.69m) Double glazed window, built in wardrobes, cupboard housing boiler, radiator

### BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m) Panelled bath with mixer taps, shower attachment and shower screen, low level WC, wash basin, heated towel rail, tiled walls, mirror fronted wall cupboards.

### OUTSIDE

There are communal gardens arranged as shrub areas.

### PARKING/GARAGE

There is a secure underground parking space and a lock up garage which measures 12' 9" x 7' 4" (3.89m x 2.24m) - there is the possibility for power within the garage. There is the benefit of a good size, secure cycle store.

The lift within the building goes directly into the parking area.

### TENURE LEASEHOLD 125 YEARS FROM 25TH MARCH 2009

The garage is under a separate lease from Oct 2009, a separate ground rent for this of £150 per annum is payable.

### MAINTENANCE £2333.00

Includes block insurance, provision for sinking fund, repairs and maintenance to block including garage doors.

### GROUND RENT £250.00 PER ANNUM

### COUNCIL TAX BAND C