

**Otterbourne,
5-7 Surrey Road, Bournemouth BH2 6BP**

Guide Price £325,000





Property Summary

A superb opportunity to acquire a stunning penthouse apartment with a private roof terrace. This property is quite unique in our opinion, and you could be forgiven for thinking you'd entered a beautifully designed Swiss Chalet set in the mountains. The extraordinary design and cubic space that is on offer can not fail to impress and with the convenient location moments from all of the amenities our area offers, this property would make an ideal permanent residence or second home.



Key Features

- Elevator and stairs rising to the top floor
- Recently refitted kitchen/dining room
- Living room with feature vaulted ceiling
- Principal bedroom with access to private balcony
- Generous guest bedroom with ensuite
- Private roof terrace with far reaching views
- Modern shower room
- Single garage with plentiful storage
- Share of Freehold



About the Property

On entering the property there is a hallway with a generous provision for storage. This leads to the impressive kitchen/dining room which has plentiful space for entertaining and the kitchen has been recently refitted with a range of modern units and appliances. This room has a tremendous feeling of space and stairs rise to the mezzanine living area.

As can be seen from the photographs the living area has an almost Scandinavian feel and this is further enhanced by the direct access to a private roof terrace which enjoys uninterrupted tree top views. This feeling is echoed in the principal bedroom which shares similar features such as a double height vaulted ceiling and double height glazing and doors which lead to a second private outside space (again enjoying tree top views).

The guest bedroom is a generous size with fitted wardrobes and our clients have cleverly introduced an ensuite shower room which proves ideal for visitors. There is a further shower which has been recently refitted with a modern suite.

Outside the property sits within well-tended communal grounds and there is a private pathway that gives direct access to the Bournemouth Gardens. There is also a single garage and the development has generous provision for residents parking.

Tenure: Share of Freehold

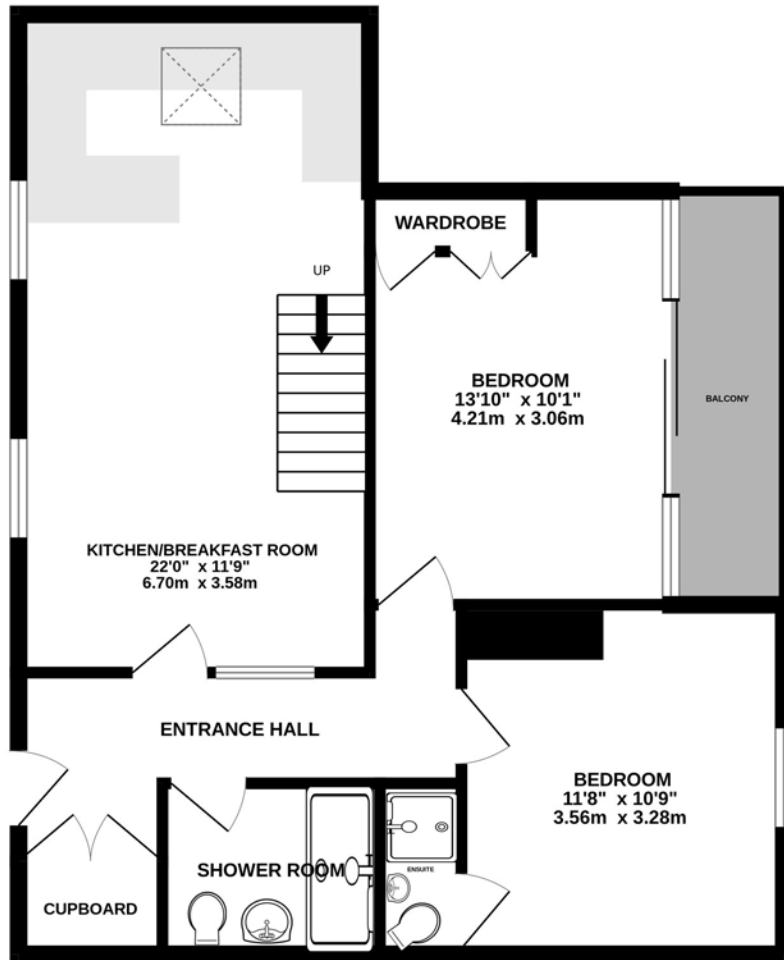
Maintenance Charge: £1,500 Approx per annum

No Pets or Holiday Lets

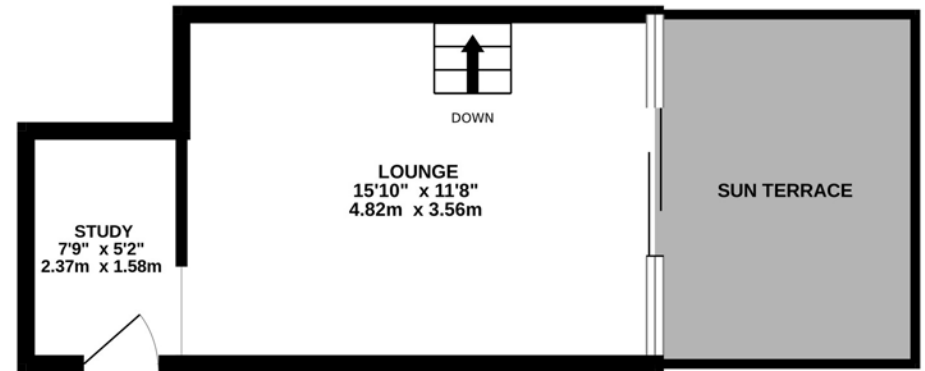
Council Tax Band D



THIRD FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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About the Location

Local nearby facilities include the highly regarded Talbot Heath School, West Hants Tennis and Leisure Club and the 18-hole golf course and leisure centre at Meyrick Park.

Within close proximity of the property is access to the Upper Central Gardens leading to Bournemouth town centre with its diverse range of restaurants, cafes, shops and leisure facilities. Local buses serve Surrey Road, also giving access to Westbourne with its own unique range of bars, restaurants, cafes, and boutiques as well as the Blue Flag beaches.

Mainline rail links to Southampton and London can be found at both Branksome and Bournemouth.

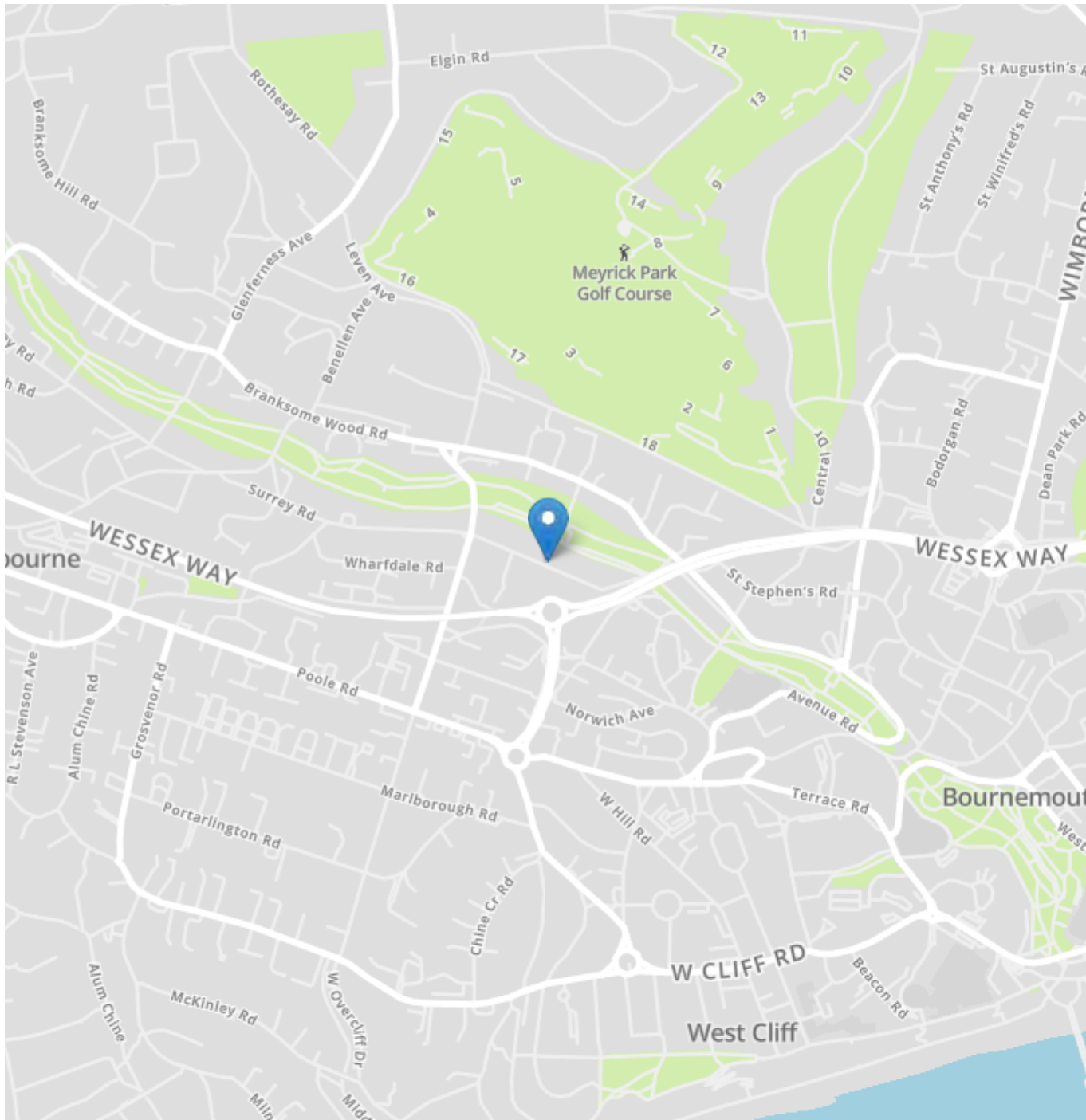



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

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) A		
(81-91) B		
(69-80) C	71	71
(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 	

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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