

Kernella Court, 51-53 Surrey Road, Bournemouth BH4 9HS

Guide Price £270,000 Share of Freehold

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Property Summary

An exceptionally sized second floor apartment backing onto Bournemouth Gardens. Offering flexible and versatile accommodation, three bedrooms, two bathrooms and sunny aspect balcony, garage in block and visitor parking. Offered to the market with no forward chain.



Key Features

- Second floor apartment offering elevated views
- Three bedrooms and two bathrooms
- Fitted modern kitchen with integrated appliances
- Living room with access onto the sunny balcony
- Lift access to all floors
- Garage in block and visitor parking
- Private gate leading onto Bournemouth Gardens
- No forward chain
- Ideal first time buy or investment opportunity
- Council tax band C



About the Property

Upon entering the property, you are welcomed by an open entrance hall with generous storage and access to the principal accommodation. The kitchen has a range of eye and low level cupboards with integrated appliances, with elevated treetop views. The living room offers a bright and airy aspect with space for dining and access onto the balcony.

The property is currently laid out as three double bedrooms, offering flexible and versatile accommodation, this could offer a separate dining room/home office. The master offers en-suite shower room and the family bathroom completes the accommodation.

Outside, to the front of the building are very well manicured communal gardens and to the rear offers several visitor parking spaces offered on a first come, first serve basis. The garage is in a separate block. The block offers a private gate which in turn leads directly onto Bournemouth gardens. A beautiful scenic walk with one direction leading to Coy Pond and the other to Bournemouth town.



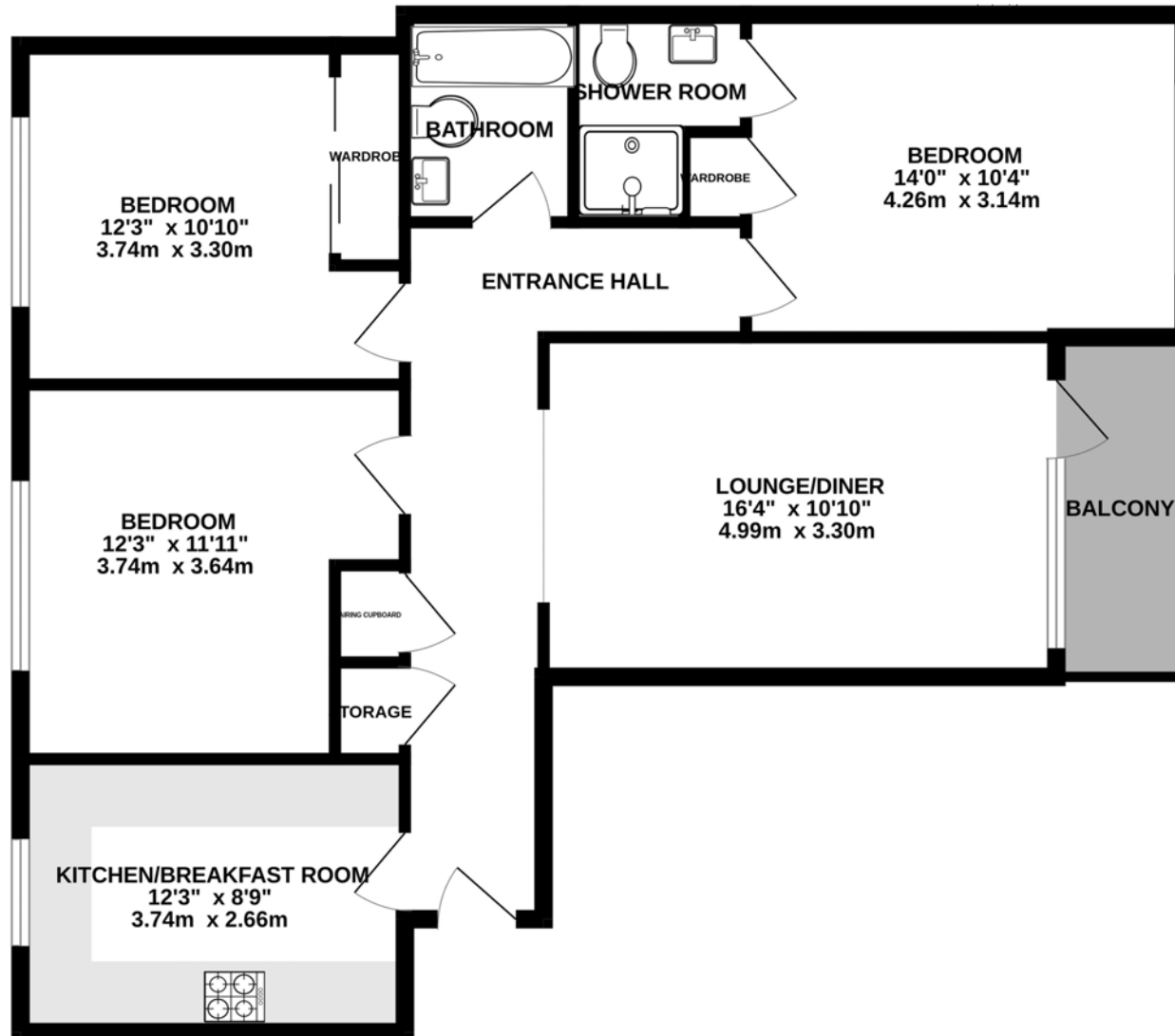
Tenure: Share of Freehold

Lease Length: 999 years from 1990

Service Charge: £3,168 per annum

We have been advised that pets and holiday lets are not permitted.

SECOND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.

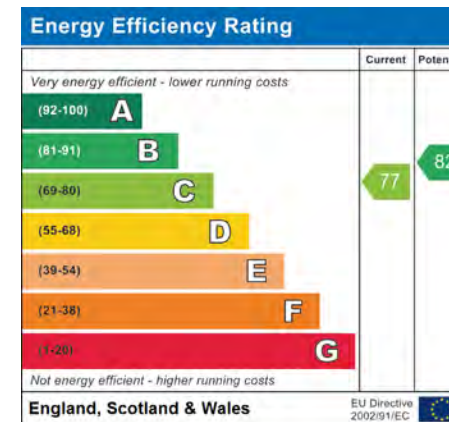
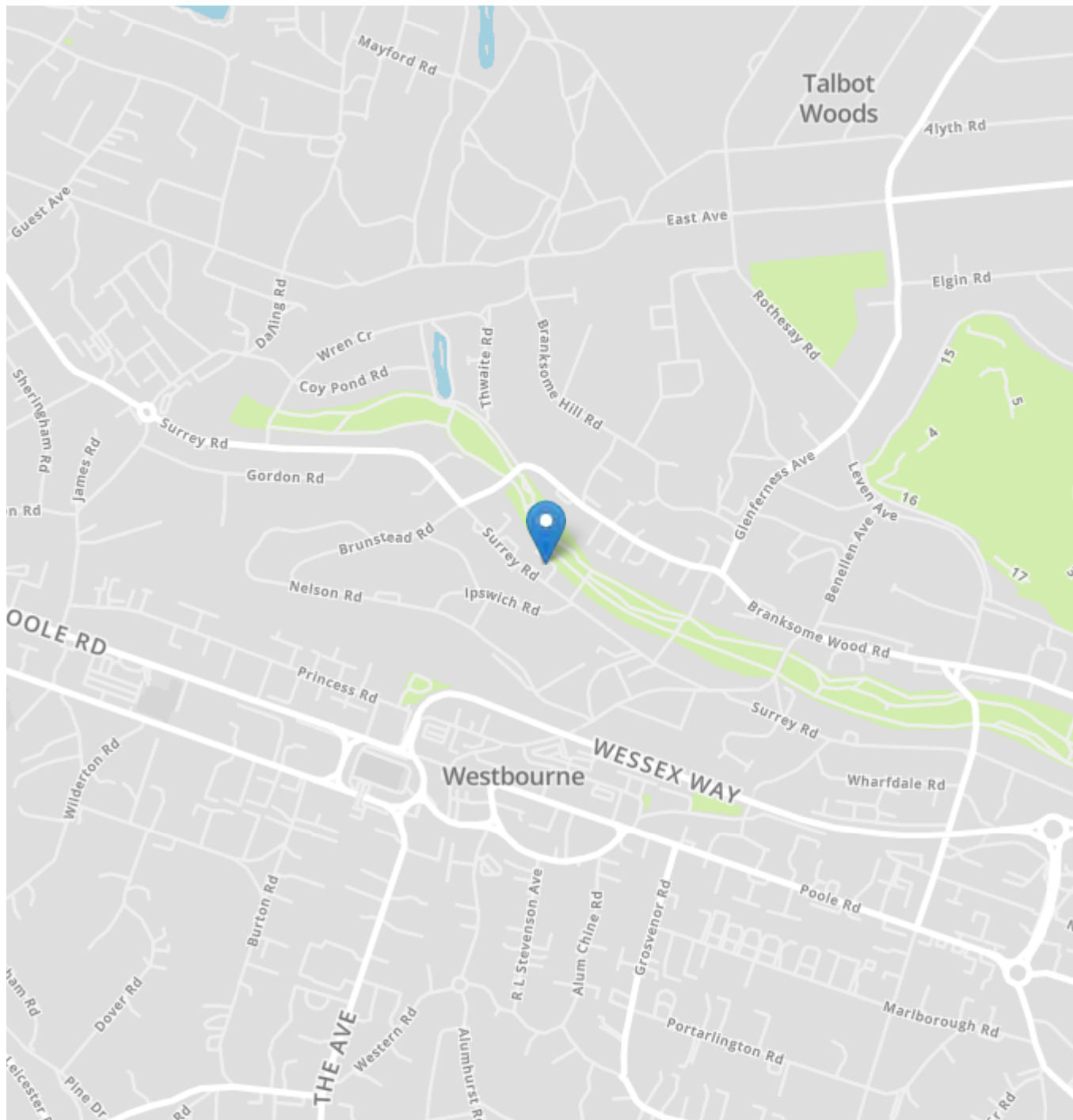


About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our 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.



IMPORTANT NOTICE

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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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