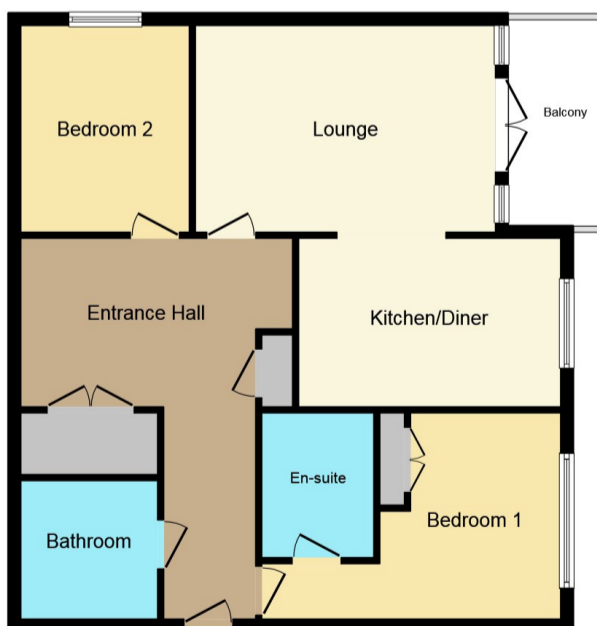




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Floor area 81.0 sq.m. (872 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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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



Flat 8, Garden Ridge, 41a Surrey Road, Bournemouth BH4 9JH

£300,000

The Property

Brown & Kay are delighted to market this beautifully appointed two bedroom apartment positioned on the first floor of this attractive development. Affording generous and well proportioned accommodation, this home enjoys many benefits to include a very spacious reception hall with space for a 'work from home' set up, lounge with pleasant aspect which opens on to the fully equipped kitchen/dining room, a southerly facing balcony, two bedrooms - one with en-suite shower room, and main bathroom. Additionally, there are well tended communal grounds and an underground parking space together with lockable storage unit conveyed with the apartment.

Garden Ridge occupies a super position backing on to Bournemouth Gardens where you can take a leisurely stroll directly to Bournemouth town centre and golden, sandy beaches beyond. Coy Pond with its pretty duck pond and picnic areas is within walking distance as is Westbourne village with its laid back ambiance and 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 provided an extract from their lease, as below:-

"Not to keep any dog or other animal or creature in the flat without the landlord's prior consent in writing. Such consent whether given or waived may be withdrawn at any time".

As with any request, consent will be required via management.

COMMUNAL ENTRANCE

Via secure entry system with stairs and lift to all floors, the subject apartment is situated on the first floor.

RECEPTION HALL

Generous reception hall which has ample space for a 'work from home' set up.

LOUNGE

16' 0" x 11' 0" (4.88m x 3.35m) Enjoying a pleasant outlook, UPVC double glazed doors with side windows open on to the balcony, radiator. Square opening through to the kitchen/dining room.

BALCONY

Enjoying a southerly aspect with space for table and chairs.

KITCHEN/DINING ROOM

14' 0" x 9' 0" (4.27m x 2.74m) Well fitted kitchen equipped with a modern range of wall and base units with contrasting work surfaces and upstand, inset single drainer with UPVC double glazed window above, integrated appliances, feature flooring, ample space for dining table and chairs.

BEDROOM ONE

15' 11" x 11' 0" (4.85m x 3.35m) UPVC double glazed window to the front aspect, built-in wardrobes, radiator.

EN-SUITE SHOWER ROOM

Suite comprising corner shower cubicle, pedestal wash hand basin and low level w.c. Tiled walls and floor.

BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m) UPVC double glazed window to the side aspect, radiator.

BATHROOM

Suite comprising panelled bath with shower attachment and screen, mounted wash hand basin and low level w.c. Tiled walls and floor.

UNDERGROUND PARKING

An underground parking space is conveyed with the apartment alongside a lockable storage unit which is ideal for bicycles and additional storage.

COMMUNAL GROUNDS

Garden Ridge sits in well maintained grounds with pathway and steps to the front entrance, planting and shrubbery surround.

TENURE - LEASEHOLD

Length of Lease - 108 years remaining
Service Charge - Annual charge of £2,413.00 for 2023/24
Ground Rent - £250.00, review date 6th April 2027

COUNCIL TAX - BAND C