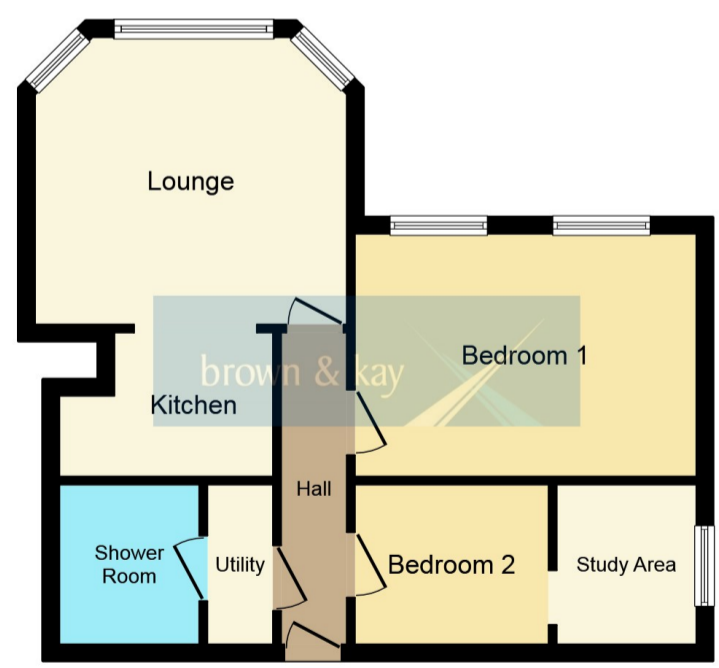




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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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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 2, Oban Lodge, 35 Surrey Road, Bournemouth, Dorset BH4 9HR

£209,950

The Property

Offered for sale with NO FORWARD CHAIN is this two bedroom GROUND FLOOR apartment which has the added advantage of a recently EXTENDED LEASE and COMMUNAL GARDEN TO THE REAR. The property is well located for WALKING DISTANCE to WESTBOURNE and would make an ideal FIRST TIME BUY or BUY to LET investment.

ENTRANCE

Door through to lobby which serves two apartments, door to entrance hall.

LOUNGE

13' 9" into bay x 13' 4" (4.19m x 4.06m) Front aspect bay window, radiator.

KITCHEN

9' 7" x 5' 4" (2.92m x 1.63m) Fitted with a range of wall and base units with roll edge work surfaces over, space for washing machine and fridge/freezer, built-in oven and hob.

BEDROOM ONE

15' 3" x 9' 8" (4.65m x 2.95m) Two windows to the front aspect, radiator.

BEDROOM TWO (PLUS HOME OFFICE/DRESSING AREA)

8' 0" x 6' 10" (2.44m x 2.08m) Double glazed side window, wardrobe, opening through to Home Office/Dressing Area 6' 4" x 6' 3" (1.93m x 1.91m)

SHOWER ROOM

9' 0" x 6' 10" (2.74m x 2.08m) Modern suite comprising corner shower cubicle, wash hand basin with vanity unit, low level w.c.

COMMUNAL GARDEN

There is a communal garden area to the rear with lawn area, accessed via the side of the building.

ALLOCATED PARKING SPACE

TENURE - LEASEHOLD

Length of Lease - Recently extended, 189 years from 25th March 2000

Service Charge - From 25th March 2023 to 28th September 2023, half yearly service charge in advance £397.28

Ground Rent - Peppercorn

COUNCIL TAX - BAND B