



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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.
Made with Metropix C0222



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Flat 9, 45 Garden Court, Surrey Road, Bournemouth, Dorset BH4 9HR

£130,000

The Property

Garden Court is positioned to Bournemouth gardens which has a pretty walk all the way to the town centre and beach front. The promenade provides access all the way along to the famous Sandbanks beach and peninsula with its many water sports and harbour shore line.

Road and rail links to London are also easily accessible with Branksome station providing links to Bournemouth and Poole.

DOOR TO COMMUNAL ENTRANCE

Stairs lead to first floor

LOUNGE/DINER

17' 9" x 13' 7" (5.41m x 4.14m) L-shaped room with dual aspect to front and rear. Dining area has access to balcony with pleasant outlook over the upper Bournemouth gardens

BALCONY

0' 0" x 0' 0" (0.00m x 0.00m) With balustrade

KITCHEN

12' 9" x 8' 0" (3.89m x 2.44m) 12' 9" x 8' 0" (3.89m x 2.44m) Rear aspect window, range of cupboards and drawers, now requiring complete modernisation

INNER HALLWAY

Leading to bedrooms and bathroom, cupboard housing tank

BEDROOM ONE

12' 3" x 11' 5" (3.73m x 3.48m) Front aspect, fitted wardrobe with sliding wardrobes

BEDROOM TWO

10' 2" x 8' 10" (3.10m x 2.69m) Window, fitted wardrobe

BATHROOM

5' 5" x 5' 5" (1.65m x 1.65m) In need of complete modernisation, pedestal wash hand basin, panelled bath, side window

WC

Side window, low level WC

OUTSIDE

The building has well maintained lawned gardens which back onto the Bournemouth gardens.

TENURE Leasehold 99 years from 1969 (46 years remaining)

GROUND RENT £160 PER ANNUM

SERVICE CHARGE £270.73 (2022) per quarter

COUNCIL TAX BAND-C