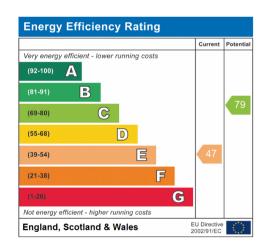
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FIRST FLOOR 828 sq.ft. (76.9 sq.m.) approx.









TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the Boopsin contained here, measurements of doors, windows, comma and any other times are approximate and for responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.















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" \times 11' 5" (3.73m \times 3.48m) Front aspect, fitted wardrobe with sliding wardrobes

BEDROOM TWO

 $10' 2" \times 8' 10"$ (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