



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(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	



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Flat 2, 45 Garden Court, Surrey Road, Bournemouth BH4 9HR

£220,000

The Property

Brown and Kay are delighted to market this two bedroom apartment located in a sought after area backing on to Bournemouth Gardens. The home occupies a ground floor position. On entering the home you are greeted with a generous hallway with useful storage, a 17' lounge, a good size kitchen with space for appliances, shower room and additional w.c. Adding to the appeal of this property, there is also a garage, a long lease and no forward chain making this a wonderful opportunity as a main home or holiday home alike.

Garden Court is well positioned in this sought after location backing on to Bournemouth Gardens, with residents secure gated access on to the gardens where you can enjoy a leisurely stroll directly into Bournemouth town centre and the beach beyond. The bustling village of Westbourne is within comfortable walking distance and there you can indulge in the many cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food. Miles upon miles of golden sandy beaches and promenade are also within close proximity and stretch to Southbourne and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts.

PRIVATE ENTRANCE

ENTRANCE HALL

6' 06" x 6' 06" (1.98m x 1.98m) storage cupboard.

LIVING ROOM

17' 07" x 9' 04" (5.36m x 2.84m) Double glazed window to rear aspect.

KITCHEN

10' 10" x 9' 06" (3.30m x 2.90m) Double glazed window to rear aspect. Mix of base and wall units with complementary work surfaces over. Space for washing machine, dishwasher and fridge/freezer. Integrated oven and electric hob with extractor above.

SHOWER ROOM

Large shower cubicle, wash hand basin, w.c, heated towel rail. Single glazed window.

ADDITIONAL W.C

W.C, wash hand basin, single glazed window.

STORAGE CUPBOARD

BEDROOM ONE

20' 07" x 10' 10" (6.27m x 3.30m) Double glazed window to side aspect, built in wardrobe, further cupboard.

BEDROOM TWO

10' 08" x 9' 08" (3.25m x 2.95m) Double glazed window to side aspect.

TENURE - LEASEHOLD

Length of lease - 991 years remaining.

Service charge - £1013.28 per annum.

Ground rent - Peppercorn

Management company - Anglotown Property Management

COUNCIL TAX - BAND B

GARAGE

Up and over door.