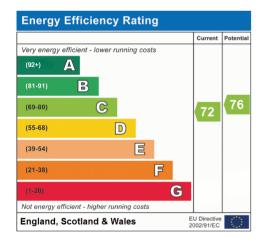
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Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.



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, 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.

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#### **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.

#### 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.