



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	63
(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



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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](mailto:sales@brownandkay.co.uk) Web: [www.brownandkay.co.uk](http://www.brownandkay.co.uk) Tel: 01202 765995

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## Flat 3 Surrey Towers 2 Ipswich Road, Bournemouth BH4 9HZ

£190,000

### The Property

Occupying a super location is this well presented apartment within this small, select development. Situated in well tended, mature grounds, the property enjoys a ground floor position, private entrance and has many benefits to include a bright lounge, well fitted kitchen, double bedroom, bathroom and dressing room area. A particular feature is the private terrace with ample space for potted plants together with table and chairs. Furthermore, the property has gas central heating, double glazing and a garage.

Conveniently located within walking distance of both Coy Pond and Bournemouth Gardens where you can take a leisurely stroll through to the town centre and beach beyond. Westbourne with its laid back ambiance is close by and there you can enjoy a varied range of café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Walk through Westbourne and down through the Chine with direct access to miles upon miles of impressive beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. For transport links, Branksome rail station with access to London Waterloo is also located nearby.

### Lounge/ Kitchen

19' 8" x 14' 9" (5.99m x 4.50m) Character features to include feature fireplace, bay windows, high ceilings and feature cornices. Mix of base and wall units with complementary work surfaces over, sink and drainer, integrated oven and gas hob. Space for washing machine and fridge/freezer.

### Bedroom

10' 4" x 7' 11" (3.15m x 2.41m) Radiator. Patio doors out to sunny aspect terrace.

### Dressing Area

Storage cupboards, radiator.

### Bathroom

Bath with mixer tap and fitted shower screen, wash hand basin and w.c, radiator.

### Garage

#### Tenure - share of freehold

Lease length remaining : 991 years remaining

Service charge : £100 per month

Ground rent : peppercorn.

Management company: self managed.

#### COUNCIL TAX - BAND B