



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

£200,000

### 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