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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (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 | |

TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOT LOCATED IN EXACT POSITION
156 sq.ft. (14.5 sq.m.) approx.

1ST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



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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 5, Burwood 59 Surrey Road, Poole, Dorset BH12 1HF

Offers Over £280,000

The Property

Occupying a super location overlooking St Johns Church is this well presented apartment within this small, select development. Situated in well tended, mature grounds, the property enjoys a first floor position with lift access and has many benefits to include a bright lounge, well fitted kitchen, two double bedrooms, bathroom and separate w.c. A particular feature is the private, south facing balcony which is of a generous size with ample space for potted plants together with table and chairs. Furthermore, the property has gas central heating, double glazing and a garage to the rear of the building.

Burwood is 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 cafe 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.

COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance hall with stairs and lift to the first floor.

ENTRANCE HALL

Doors through to the following rooms.

LOUNGE/DINING ROOM

14' 6" x 14' 6" (4.42m x 4.42m) A bright room enjoying a pleasant aspect with double glazed door leading to the private balcony, feature flooring, radiator.

KITCHEN

10' 8" x 9' 1" (3.25m x 2.77m) Well fitted kitchen equipped with a modern range of units to include base and eye level with contrasting work surfaces and complimentary tiled surround, inset one and a half bowl sink and drainer with double glazed window above, four ring gas hob with canopy over, integrated dishwasher, feature wine fridge, unit housing oven, space for washing machine and free standing fridge/freezer.

BEDROOM ONE

14' 10" x 9' 2" (4.52m x 2.79m) Double glazed window with pleasant outlook, full width fitted wardrobes, radiator.

BEDROOM TWO

11' 0" x 10' 8" (3.35m x 3.25m) Double glazed window, radiator.

BATHROOM

Suite comprising panelled bath with shower screen and wall mounted shower, low level w.c. and wash hand basin. Heated towel rail, tiled walls and floor.

SEPARATE W.C.

Low level w.c. and wash hand basin with vanity unit below, tiled surround.

COMMUNAL GROUNDS

Burwood occupies well manicured grounds with lawn and an abundance of mature planting.

GARAGE

18' 11" x 8' 3" (5.77m x 2.51m) A garage is conveyed with the apartment and is located to the rear of the development.

TENURE - LEASEHOLD

Length of Lease - 106 years remaining, to the year 2129.

Maintenance - £1,500.00 per annum

Ground Rent - Included in the maintenance

COUNCIL TAX - BAND D