

Garden Ridge 41a Surrey Road, Westbourne BH4 9JH
£300,000 Leasehold

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Property Summary

Modern contemporary first floor apartment situated in a highly convenient location on the outskirts of Westbourne village. This property offers flexible living accommodation, underground parking and would make an ideal main or additional residence.



Key Features

- Two double bedroom first floor apartment
- Family bathroom and en-suite shower room
- South facing balcony
- Sunny aspect living accommodation
- Underground parking
- Lift access to all floors



About the Property

Upon entering this apartment, you are immediately welcomed by an open entrance hall with access to the principal accommodation and additional space for home working.

The lounge offers an exceptionally bright aspect with double doors leading onto the private south facing balcony with delightful leafy views. This room then opens into the kitchen with a generous range of wall and base units and space for dining.

There are two double bedrooms, the main bedroom offering ensuite facilities and a triple fitted wardrobe. Additionally, there is a separate family bathroom and two storage cupboards situated off the entrance hall.

The apartment is located a short distance away from the vibrant Westbourne Village with its boutiques, cafes and restaurants and a Marks & Spencers Foodhall.



The development benefits from lift access to all floors, secure underground parking and private storage.

Tenure: Leasehold

Lease Length: 125 year lease from 2006

Service Charge: £2,300 per annum

Ground Rent: £250 per annum

Managing Agents: Owens and Porter

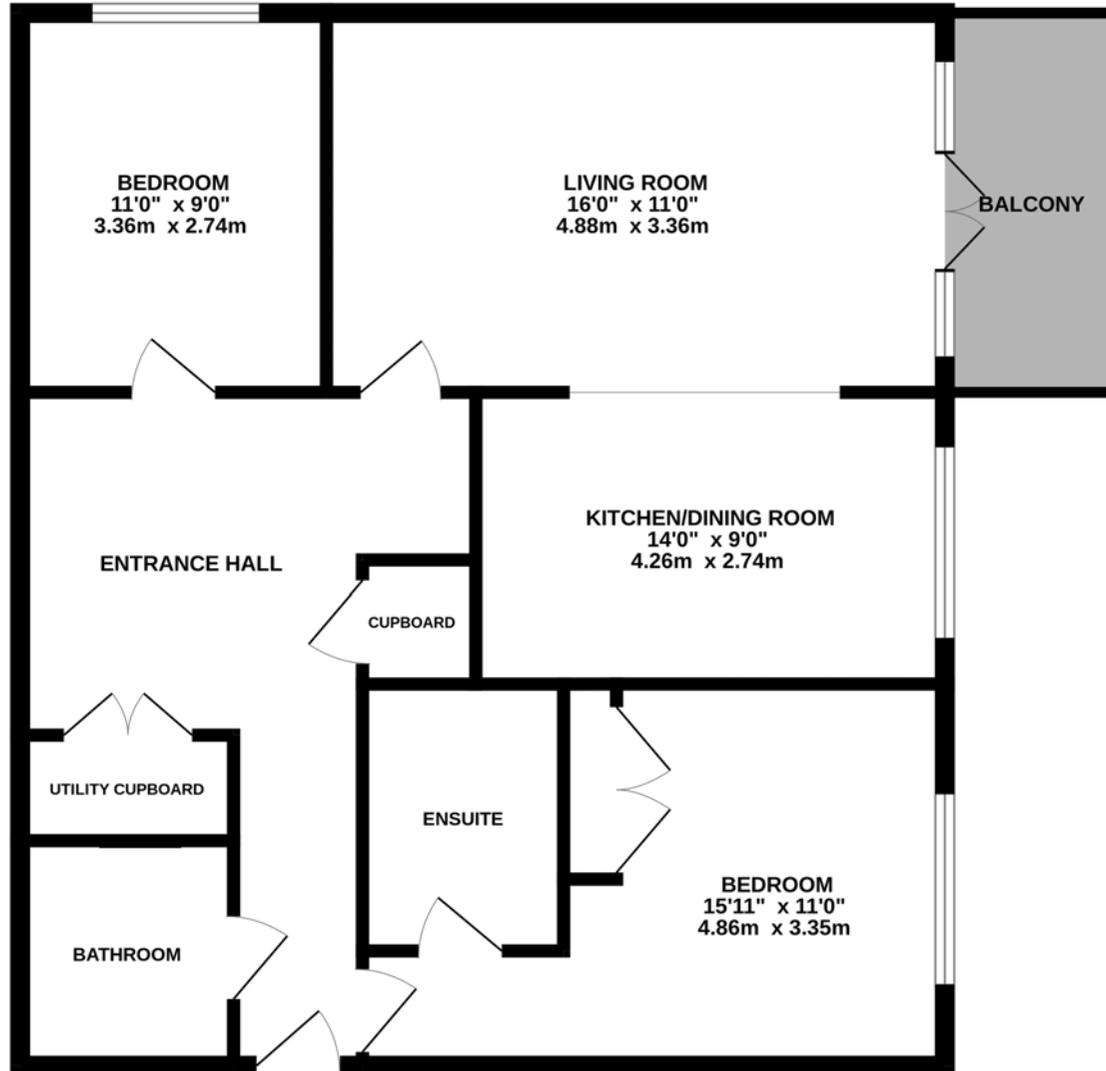
Council Tax Band: C

Please note:

Holiday lets are not permitted.

Pets are permitted on approval of the Management Company

FIRST FLOOR





About the Location

Situated in a highly popular and sought-after area close to Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Bournemouth Town Centre with its parade of shops, perfect for some retail therapy and multiple restaurants for fantastic dining, plus miles of sandy beaches are also near.

Access to the rest of the UK for a short break away is easy from Bournemouth Train Station with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

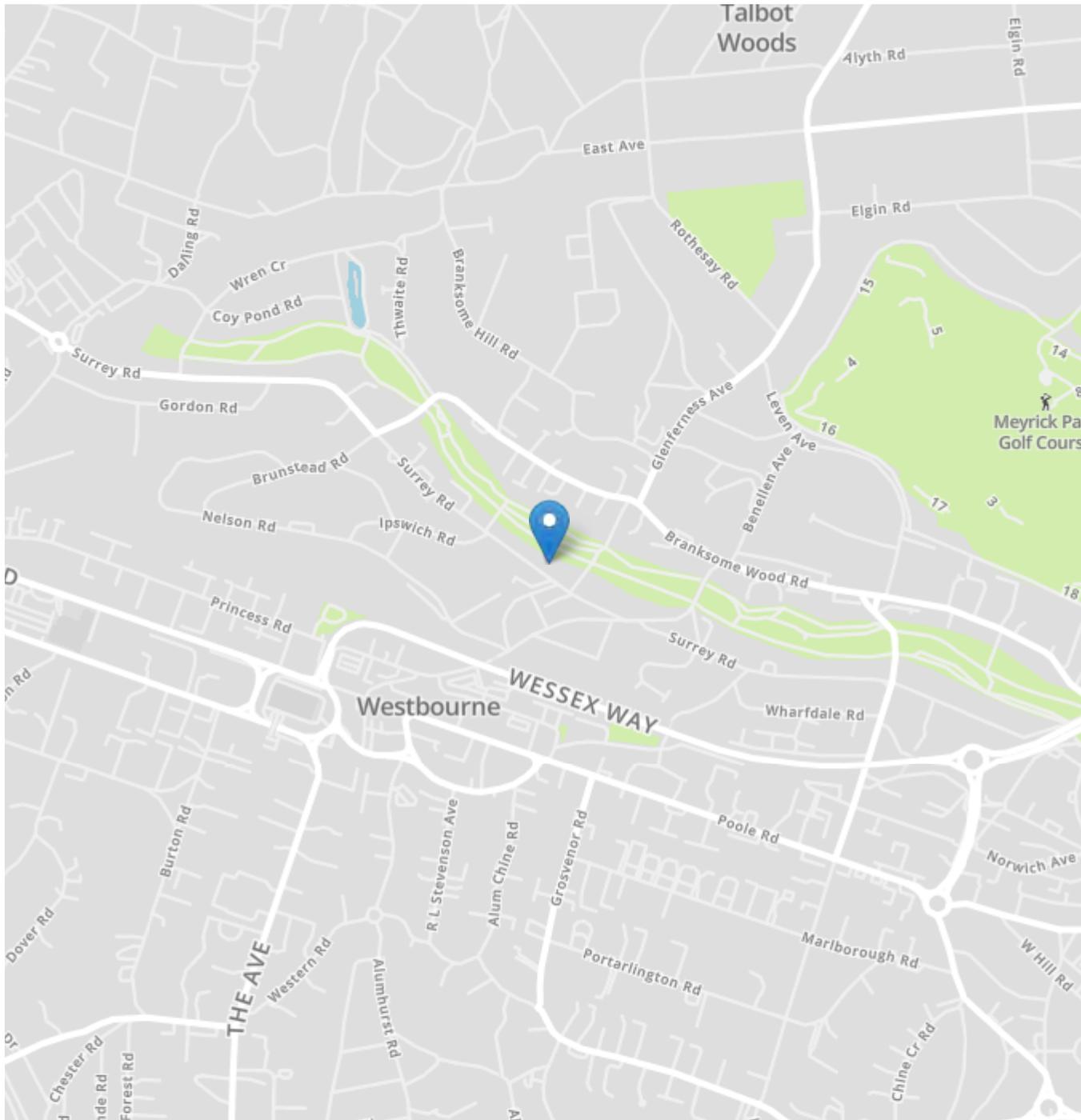


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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