



45 Surrey Road, Westbourne, Bournemouth, BH4 9HR



Property Summary

We are delighted to offer this bright and spacious modernised first-floor apartment, perfect for those seeking a comfortable and contemporary living space. Situated in a desirable location, this property provides a wonderful combination of flexibility, style, and convenience.



Key Features

- Tastefully refurbished apartment
- Two double bedrooms
- Fitted kitchen with integrated appliances
- Family bathroom
- Living room leading into dining room
- Balcony overlooking Bournemouth Gardens
- Viewings highly recommended
- Council tax band C
- Electric heating
- Available for a short let



About the Property

Upon entering the apartment, you are greeted by an incredibly bright living area that enjoys a lovely outlook to the front. The space offers plenty of natural light and could easily accommodate a home office, making it ideal for professionals or those working remotely. Adjoining the living area is a separate dining space, with a door leading to the balcony, perfect for enjoying a morning coffee or evening drink. The kitchen is accessed from here and is fitted with a range of integrated appliances, including a dishwasher, washing machine, tumble dryer, oven, and induction hob.

The apartment features two spacious double bedrooms, both offering comfortable living spaces. The family bathroom is conveniently located between the two bedrooms, providing easy access for all residents. The property also benefits from electric heating.

To the rear of the building, you'll find a well-maintained communal garden, offering a peaceful retreat. A gate leads directly to the Bournemouth gardens, allowing for even more outdoor enjoyment and walking distance to the town centre. Available for a short-term tenancy, unfurnished.

This apartment provides an excellent opportunity for those looking for a modern and well-equipped home in a sought-after location.



FIRST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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About the Location

Local nearby facilities include the highly regarded Talbot Heath School, West Hants Tennis and Leisure Club and the 18-hole golf course and leisure centre at Meyrick Park.

Within close proximity of the property is access to the Upper Central Gardens leading to Bournemouth town centre with its diverse range of restaurants, cafes, shops and leisure facilities. Local buses serve Surrey Road, also giving access to Westbourne with its own unique range of bars, restaurants, cafes, and boutiques as well as the Blue Flag beaches.

Mainline rail links to Weymouth and London Waterloo can be found at both Branksome and Bournemouth.

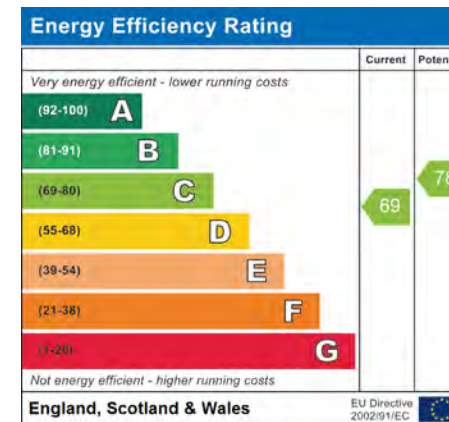
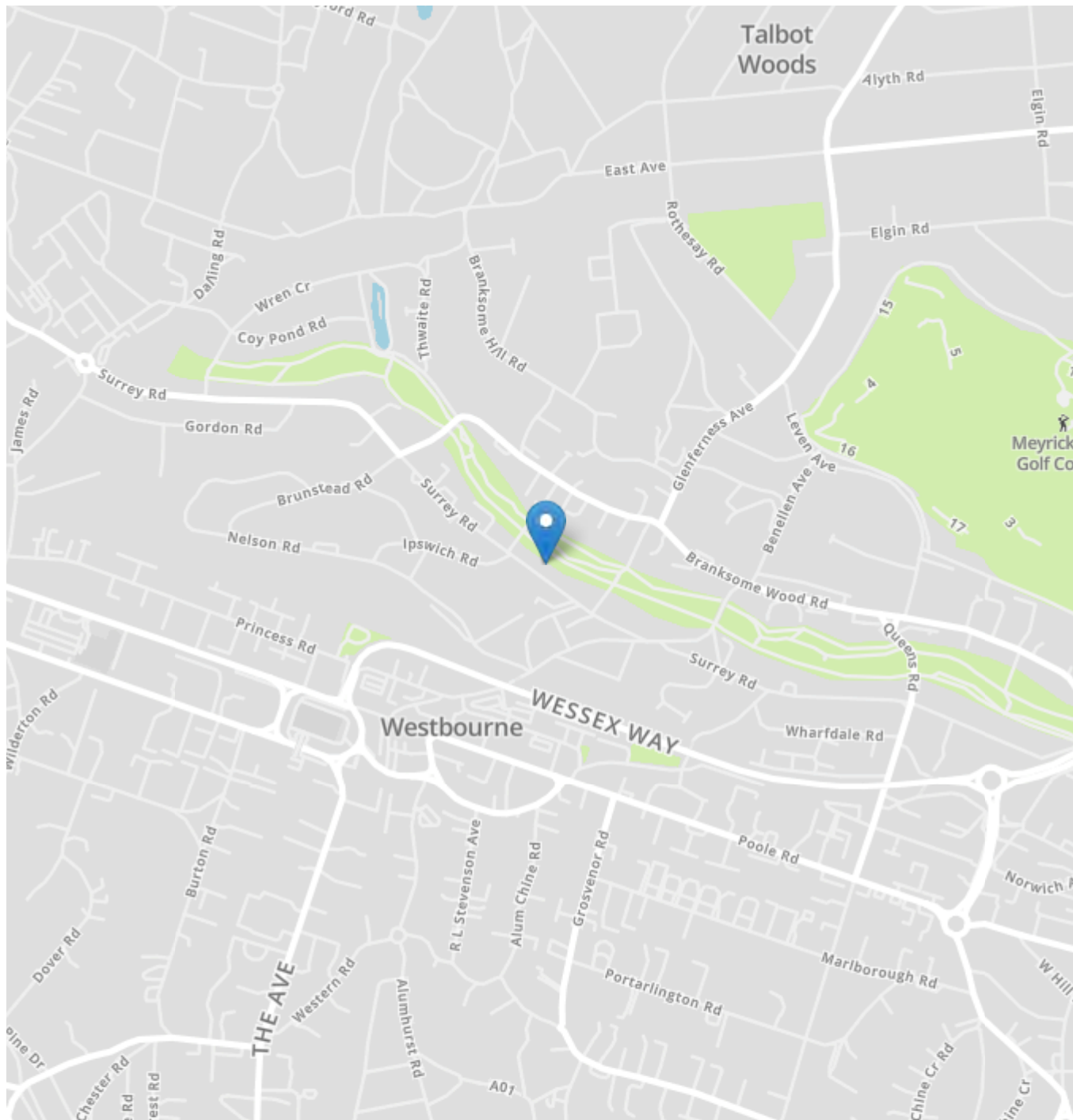


About Mays

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 and letting property for more than 30 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 so long.



Mays Lettings

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