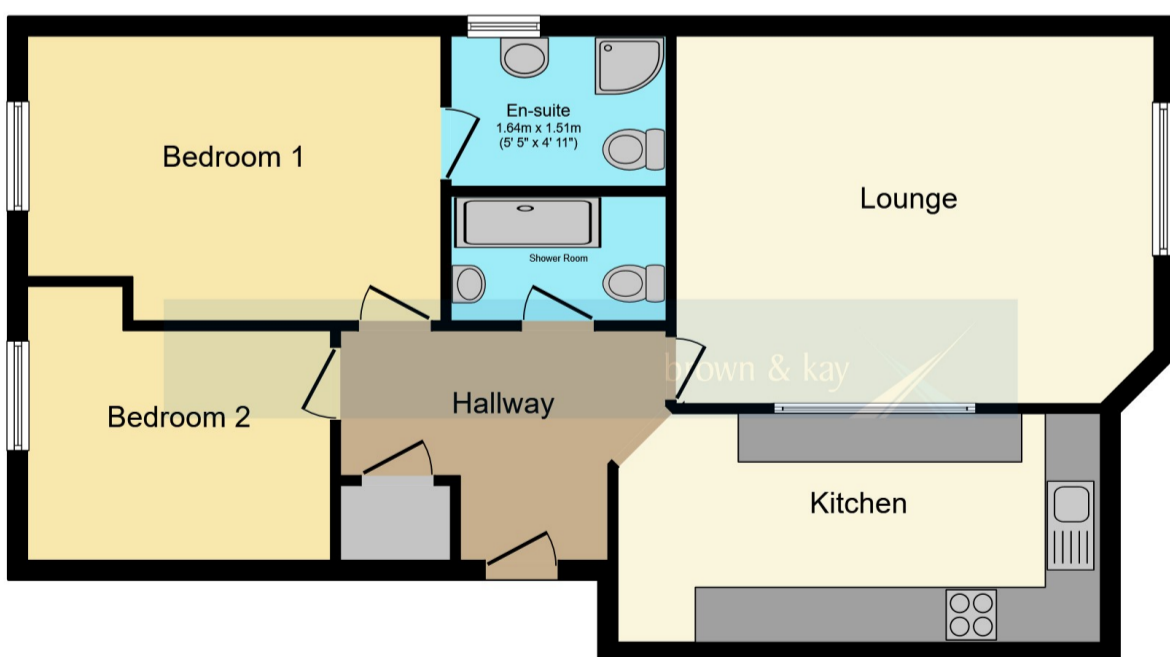




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 22, Suffolk House 31-33 Suffolk Road, Bournemouth BH2 6AT

£250,000

### The Property

Brown and Kay are delighted to market this beautifully presented two bedroom apartment ideally positioned for access to both Bournemouth and Westbourne. The home is located on the third floor and affords a bright and tastefully decorated interior with contemporary finishes with benefits to include a generous lounge/dining room, stylish shower rooms to include an en-suite, feature flooring and allocated parking. This would make a fantastic main home, buy to let investment or holiday home and viewing is highly recommended.

Suffolk House is situated in a very convenient location twixt Westbourne and Bournemouth. Both towns have much to offer with Bournemouth offering a wide and varied range of shopping and leisure pursuits, whereas Westbourne has a more independent and laid back vibe with cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Miles upon miles of impressive sandy beaches and promenade are also close by and stretch to Southbourne and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Train stations with excellent transport links, including London Waterloo, are located at both Branksome and Bournemouth, bus services are also nearby.

### AGENTS NOTE - PETS & HOLIDAY LETS

Pets - Not permitted within the lease, but permission can be asked and proposal considered by way of consent via freeholder/management.  
Holiday Lets - To be confirmed.

### COMMUNAL ENTRANCE HALL

Secure entry system with stairs and lift to the third floor.

### LOUNGE/DINING ROOM

15' 2" x 12' 11" (4.62m x 3.94m) Front aspect UPVC double glazed window, radiator.

### KITCHEN

13' 2" x 7' 11" (4.01m x 2.41m) Fitted with a range of modern units to include base and wall with work surfaces over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall standing fridge/freezer, built-in electric oven and gas hob, breakfast bar area.

### BEDROOM ONE

14' 5" x 10' 2" (4.39m x 3.10m) Rear aspect UPVC double glazed window, radiator, door through to the en-suite.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c.

### BEDROOM TWO

10' 9" x 9' 1" (3.28m x 2.77m) UPVC double glazed window to the rear, radiator.

### SHOWER ROOM

Suite comprising wash hand basin, double shower cubicle and low level w.c.

### ALLOCATED PARKING

There is an allocated parking space.

### TENURE - LEASEHOLD

Length of Lease - Circa 102 years  
Maintenance - £2,300.00 per annum  
Ground Rent - £150 per annum

### COUNCIL TAX - BAND C