



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G	18	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Penthouse, Miami Court, 27a Surrey Road, Bournemouth BH4 9HW

£225,000

The Property

Brown and Kay are pleased to offer this top (second) floor penthouse apartment well located backing on to Bournemouth Gardens. The home, whilst requiring some modernisation, offers exceptionally generously proportioned accommodation with a fantastic 40' private terrace, and in brief further benefits from a spacious landing, 18' lounge, separate dining room, 18' kitchen/breakfast room, two bedrooms - one with en-suite cloakroom, and main bathroom. Furthermore, there is a garage and a share of the freehold making this a must see opportunity.

Miami Court occupies a super position within reach of Bournemouth Gardens where you can enjoy a leisurely stroll through to the town centre and beach with miles upon miles of promenade, stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne is also close by and there you can take advantage of the many cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL ENTRANCE HALL

Stairs to the first floor.

ENTRANCE TO APARTMENT

With return staircase to the spacious landing, front aspect window, radiator, cupboard housing boiler, storage cupboard.

LOUNGE

18' 5" x 14' 4" (5.61m x 4.37m) Secondary double glazed side windows, double glazed door to private terrace, two radiators, fireplace with matching hearth and mantel, door to Dining Room.

LARGE TERRACE

40' 0" x 10' 2" (12.19m x 3.10m) More than generous private terrace with ample space for sun loungers and garden furniture.

DINING ROOM

12' 3" x 10' 7" (3.73m x 3.23m) Secondary double glazed side and rear windows with pleasant outlook towards Bournemouth gardens, cupboard.

KITCHEN/DINING ROOM

18' 8" x 9' 3" (5.69m x 2.82m) Double glazed window, double glazed door to terrace, kitchen area has a range of wall and base units, space for fridge, space for cooker, side window, ample space for table and chairs in the dining area.

BEDROOM ONE

18' 5" to wardrobe front x 12' 1" (5.61m x 3.68m) to wardrobe front. Two secondary double glazed rear windows with outlook towards Bournemouth gardens, full width of wardrobes with hanging and shelving space, further double wardrobe.

EN-SUITE CLOAKROOM

Secondary double glazed rear aspect window, wash hand basin and low level w.c., double cupboard. (N.B. The plumbing for the shower still exists but would require installation and fitments).

BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m) Secondary double glazed rear and side aspect windows, wash hand basin, storage cupboard and further cupboard.

BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m) Secondary double glazed side aspect window, suite comprising wash hand basin inset in to vanity unit, panelled bath with wall mounted shower, and low level w.c. Radiator and tiled walls.

OUTSIDE

Communal garden areas to the front which are lawned with shrub garden.

GARAGE

18' 0" x 14' 3" (5.49m x 4.34m) Electric up and over door, power and lighting.

TENURE - SHARE OF FREEHOLD

Length of Lease - 125 years from 29th September 1986, 88 years remaining

Maintenance - £1,950.00 approximately per annum

COUNCIL TAX - BAND D