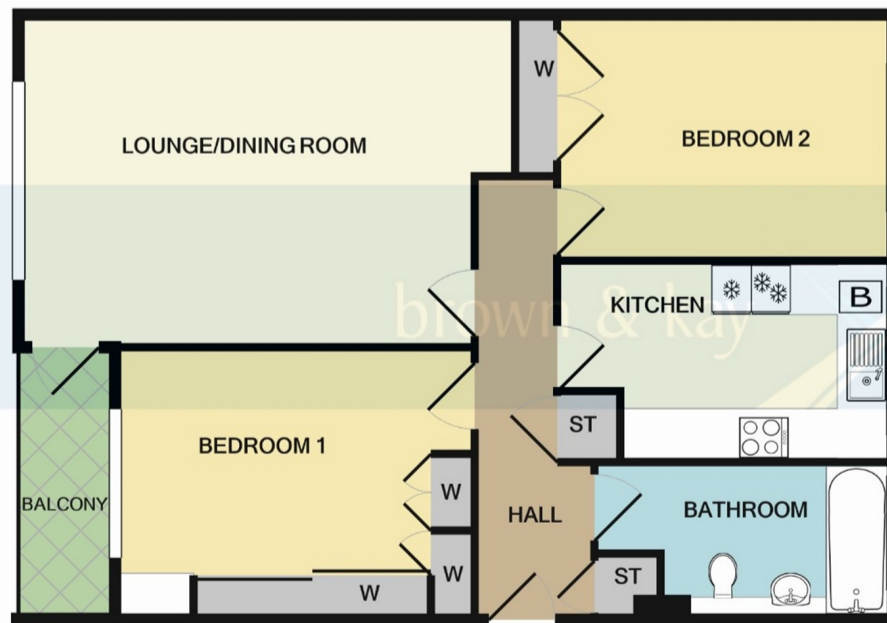




TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 124 SQ.FT.
(11.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)



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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 6 Tivoli Court, 64a Surrey Road, BOURNEMOUTH BH4 9HU

£245,000

The Property

Brown and Kay are pleased to market this two double bedroom, second floor apartment ideally located within walking distance of Bournemouth Gardens and the bustling village of Westbourne. The property is offered with no chain and is a must see.

COMMUNAL ENTRANCE

Stairs or lift to the second floor.

ENTRANCE HALL

Spacious hall with radiator and storage cupboard.

LOUNGE/DINING ROOM

20' 2" x 13' 4" max (6.15m x 4.06m) Double glazed rear window with pleasant outlook over communal gardens, double glazed door to the balcony, two radiators.

KITCHEN/BREAKFAST ROOM

13' 2" x 8' 2" (4.01m x 2.49m) Double glazed window to the front aspect. Excellent range of wall and base units, built-in gas hob with oven under, space and plumbing for washing machine, integrated fridge and freezer, breakfast bar, range of wall units, wall mounted boiler, space for small table and chairs.

BEDROOM ONE

14' 9" x 8' 8" to wardrobe front (4.50m x 2.64m) Double glazed window to the rear aspect, radiator, excellent range of built-in wardrobes with sliding mirror doors, bedside cabinets.

BEDROOM TWO

13' 7" x 9' 9" (4.14m x 2.97m) Double glazed window to the front aspect, radiator, built-in double wardrobe.

SHOWER ROOM

11' 2" x 5' 7" (3.40m x 1.70m) Oversize shower cubicle with wall mounted shower, w.c. and hand basin with vanity unit, heated towel rail, tiled flooring, double glazed window.

GARAGE (Located between numbers 2 & 10)

Up and over door, lighting.

COMMUNAL GROUNDS

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 16th January 2007

Maintenance - We are advised the service charge is currently £2,291.00 per annum

COUNCIL TAX - BAND C