



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>	78	78
(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	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## Flat 9, Westbury Gardens 40 Surrey Road, WESTBOURNE BH4 9BX

£265,000

### The Property

Ideally located close to Bournemouth Gardens and Westbourne is this generous and well proportioned ground floor apartment with the added benefit of a terrace to the front and a private courtyard, ideal for outside living, to the rear. The home further boasts a 16' living room, fitted kitchen, bedroom one with en-suite shower room, bedroom two, principal bathroom and together with an allocated parking and no forward chain this home would make a great property choice.

Westbury Gardens is well positioned close to Bournemouth Gardens where you can enjoy a leisurely stroll into Bournemouth town centre and award winning beaches beyond, and in the other direction you will find Coy Pond with its pretty duck pond and lovely areas to picnic. The vibrant village of Westbourne is within walking distance and there you will find an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chines are also within comfortable reach with pathways that meander directly on to miles upon miles of impressive promenade and sandy shores stretching to Bournemouth and beyond and the famous Sandbanks, a hotspot for water sport enthusiasts.

### AGENTS NOTE - PETS, LETS & HOLIDAY LETS

Pets - We are advised pets are permitted with prior consent, and in accordance with the usual terms of the lease.

Lets / Holiday Lets - Holiday Lets are not permitted, however Lets on a minimum of 6 months are permitted.

### PRIVATE ENTRANCE

Entrance hall with alarm and storage cupboard.

### LIVING ROOM

16' 4" x 9' 9" (4.98m x 2.97m) Dual aspect with window to the side and patio door to the front with access to the terrace, wall and ceiling lights.

### TERRACE

Paved with railing surround.

### KITCHEN

9' 4" x 6' 7" (2.84m x 2.01m) Well fitted with a range of base and wall units with work surfaces over, integrated gas hob with extractor over, integrated eye level double oven, integrated under counter fridge and freezer, inset sink and drainer, window to the front aspect.

### BEDROOM ONE

13' 4" x 13' 2" (4.06m x 4.01m) max. Window to the rear aspect, fitted wardrobes, radiator, door to en-suite shower room.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle with mains fed shower, w.c. and wash hand basin, extractor fan, radiator and frosted window to the side aspect.

### BEDROOM TWO

16' 9" max x 9' 6" (5.11m x 2.90m) Patio door to the rear courtyard garden, radiator.

### BATHROOM

Suite comprising bath with mixer taps and mains fed shower over with retractable shower screen, w.c. and wash hand basin, radiator, extractor fan.

### COURTYARD GARDEN

A generous area to enjoy outside living, composite decking, pleasant outlook.

### ALLOCATED PARKING SPACE

An allocated parking space is conveyed with the property.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from September 2019  
Maintenance and Management Fees - £887 for the last 6 months  
Management Agent - Rebbecks

### COUNCIL TAX - BAND D