



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



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

rightmove
find your happy

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 D4, Woodside 55 Surrey Road, WESTBOURNE, Dorset BH4 9HS

£235,000

The Property

Brown and Kay are pleased to market this two double bedroom apartment offered for sale with no forward chain. Situated on the third floor with the benefit of lift access, the generous accommodation offers an entrance hall with handy built-in storage cupboards, an open plan living room/kitchen with access to the south facing balcony, two double bedrooms, with the master benefitting from a double aspect and a large built in storage cupboard, a fitted kitchen and bathroom. There are well maintained grounds and parking on a 'first come, first serve' basis.

This apartment is located just a stones throw from Bournemouth Upper and Coy Pond Gardens, and provides easy access into Westbourne, and Bournemouth town centre. Award-winning beaches and Meyrick Park, a leafy residential area with 120 acres of scenic parkland, are within easy reach, as are public transport links. Woodside is close to 2 major BCP cycle routes. Route 25 is designated National Cycle Network Traffic Free. It runs through the gardens to Bournemouth Town centre and onwards to the seafront where it joins Route 2 along the coast. New protected cycle tracks are under construction along both sides of Glenferness Avenue leading to the University campus at Talbot Heath. Ultimately this will link Bournemouth Town centre to Ferndown. There are bus stops outside Woodside (St John's Church) for route 36 - Talbot View to Kinson via Bournemouth, Branksome Woods, University, Wallisdown, West Howe.

AGENTS NOTE - HOLIDAY LETS AND PETS

Holiday Lets - Not Permitted
 Pets - Permitted, with prior permission, subject to the usual terms of the lease.

COMMUNAL ENTRANCE

With lift to all floors.

ENTRANCE HALL

Large storage cupboard.

LIVING ROOM

17' 6" x 10' 10" (5.33m x 3.30m) Double glazed window to the front aspect, access to the balcony.

SUNNY ASPECT BALCONY

A pleasant size with sunny aspect.

KITCHEN

9' 10" x 8' 1" (3.00m x 2.46m) Fitted kitchen with a mix of wall and base units with complimentary work surfaces, space for under counter fridge and freezer, space for washing machine, space for oven and fitted extractor above.

BEDROOM ONE

16' 7" x 16' 4" (5.05m x 4.98m) Dual aspect double glazed windows, large storage cupboard.

BEDROOM TWO

13' 3" x 9' 10" (4.04m x 3.00m) Double glazed window to the front aspect.

BATHROOM

Suite comprising wash hand basin, bath with mixer taps and shower over, and w.c.

PARKING

On a 'First Come, First Serve' Basis

TENURE - LEASEHOLD

Length of Lease - 125 years from September 2011
 Maintenance Charge - £1,798.60 per annum
 Ground Rent - £100.00 per annum
 Management Agent - Burns Hamilton

COUNCIL TAX - BAND B