

Suffolk House

31-33 Suffolk Road, Bournemouth BH2 6AT

£249,000 Leasehold

MAYS
ESTATE AGENTS





Property Summary

A spacious two double bedroom, two bathroom ground floor modern apartment with private terrace and newly fitted kitchen. Perfectly situated near Bournemouth town centre and nearby Westbourne Village. Vacant possession.



Key Features

- Modern ground floor apartment
- Communal front entrance & reception hall
- Spacious lounge/dining room
- Private sun terrace
- Newly fitted kitchen
- Two bedrooms, main with en-suite shower
- Modern family bathroom
- Garage
- Close to Westbourne Village & Bournemouth Gardens
- Vacant possession



About the Property

Suffolk House is a modern apartment block on the fringes of Bournemouth town centre, with elevated treetop views and close proximity to Bournemouth Gardens, offering leafy walks down to the town centre and beach. Westbourne Village is also close by and a perfect destination for coffee lovers with its array of independent boutique shops, bars and bistros.

Our contemporary two double bedroom, two bathroom apartment is located at the end of the ground floor and enjoys a dual sunny aspect and open treetop views from the main living space.

The well planned accommodation includes a newly fitted modern kitchen, spacious lounge/dining room with French doors leading out to a private sun terrace. Also, two double bedrooms, with the main enjoying an en-suite shower room. A modern family bathroom completes the accommodation.

Externally, the apartment is conveyed with a private covered parking area which is in the process of being converted into private garaging. Access to the apartment is gained via a communal front entrance and reception hall.

Aside from the well-presented accommodation, a key feature of this apartment is the highly convenient location. Perfect for first time buyers, as a second home or equally as an investment purchase. Offered with vacant possession.

Tenure: Leasehold (125 years from 2001)

Management company: Rebbeks

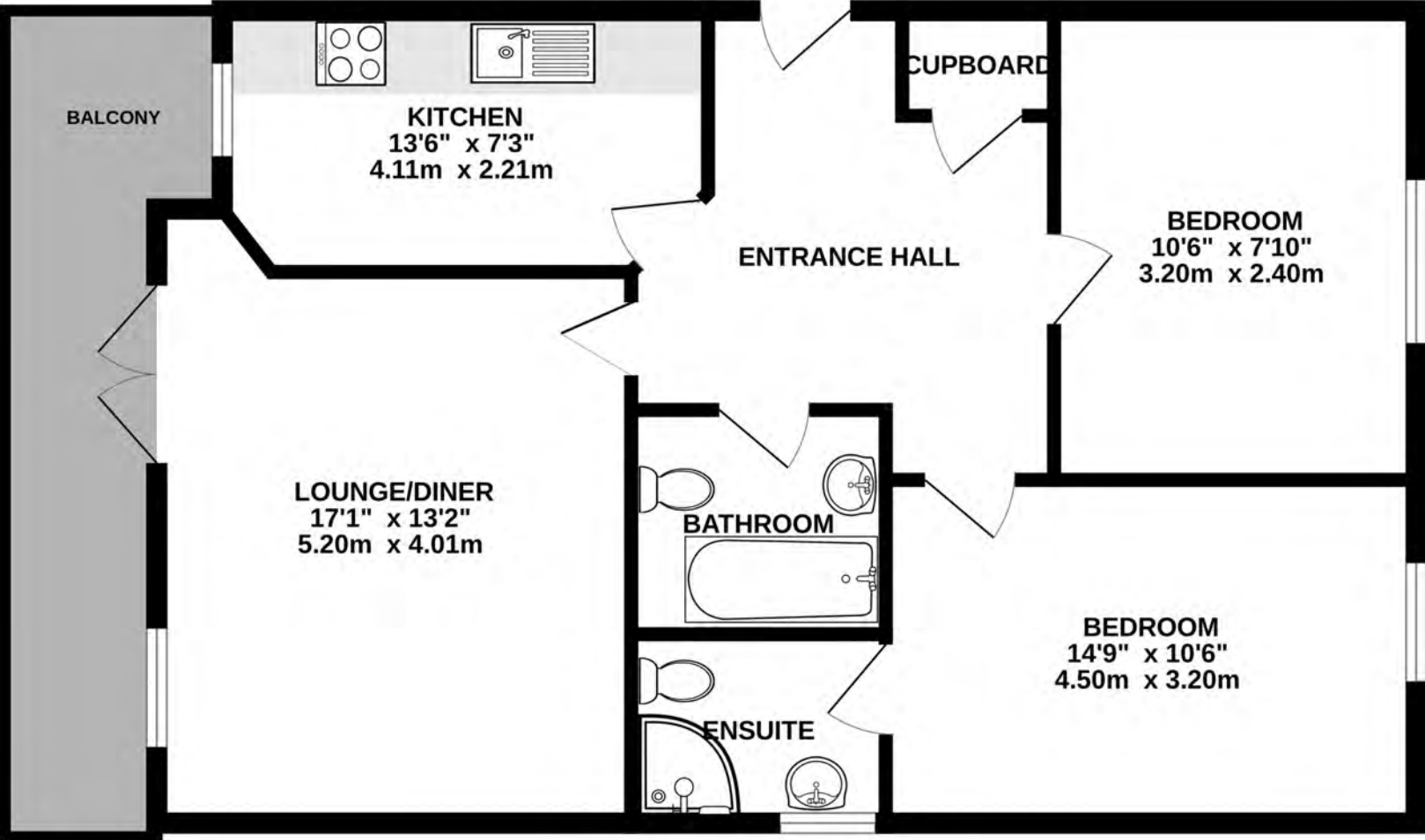
Service charge: Approximately £2,300 pa

Ground rent: £150 pa

No holiday lets or pets allowed

Council Tax Band: C

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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About the Location

The property is situated close to Bournemouth town centre offering a wide range of shops, restaurants, cafes and leisure facilities plus the famous blue flag sandy beaches. The premier facilities of the superb West Hants Tennis and Leisure Club and Meyrick Park golf course are also nearby. Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

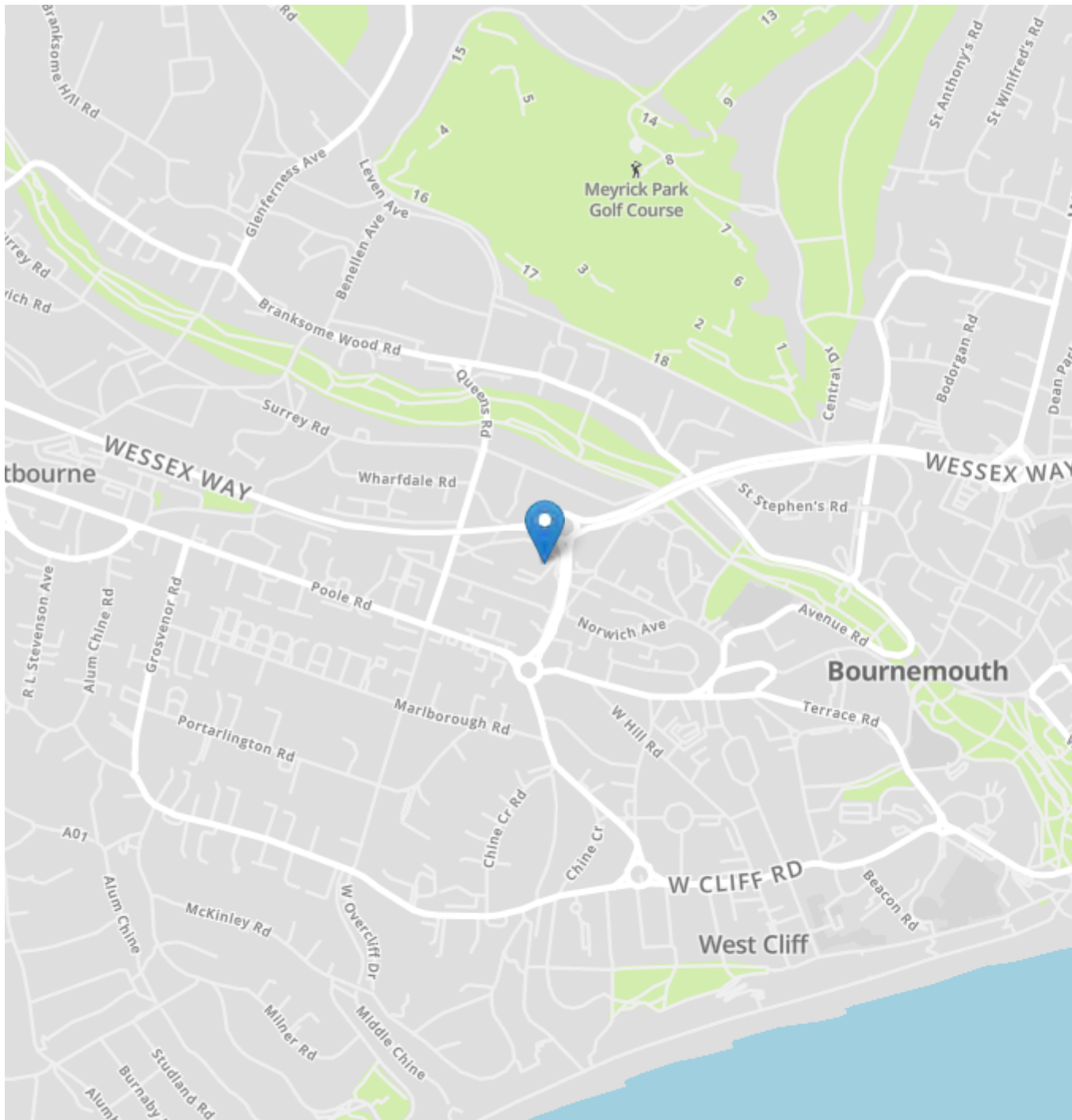



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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