



Flat 12 Tivoli Court, 64a Surrey Road, Westbourne BH4 9HU

Guide Price £250,000 Share of Freehold

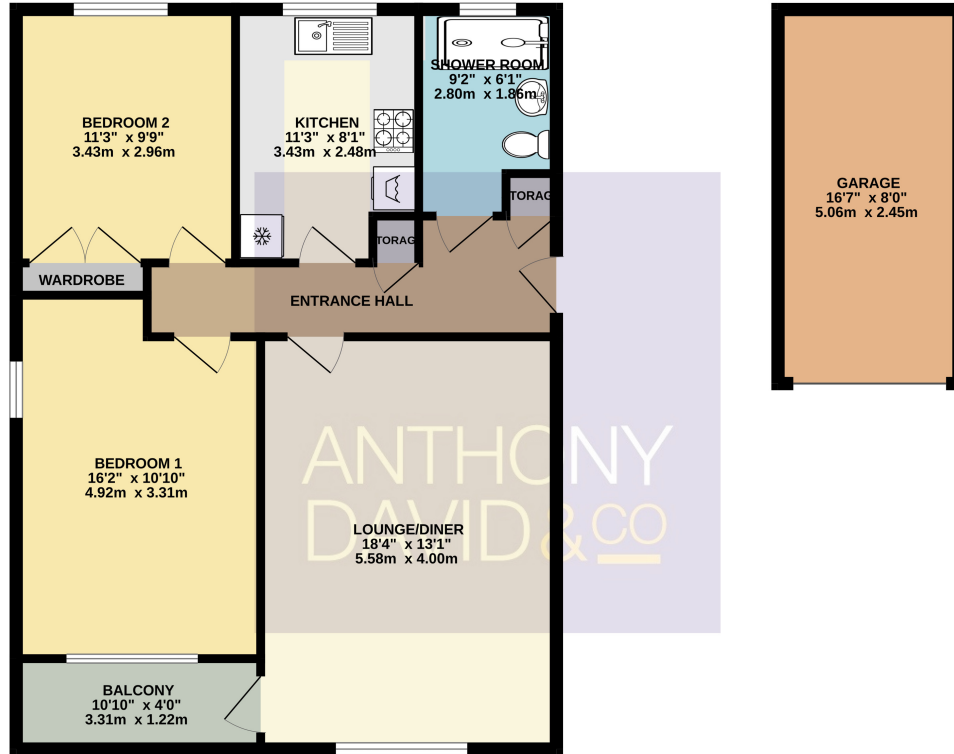
**** NO FORWARD CHAIN **** A superb two double bedroom second floor purpose built apartment ideally situated between Bournemouth and Poole and just a short distance away from Westbourne Village with its bars, bistros and boutiques. The Bournemouth Pleasure gardens providing a scenic walk to Bournemouth's sandy beaches is also close by. This ideal investment provides good sized living space and viewing is a must to appreciate not only its fantastic location but also the accommodation on offer, which comprises: 18' lounge/diner, South facing balcony, modern kitchen and contemporary shower room. Externally the property is set in well maintained grounds and has the benefit of a garage in block and off road parking. Further features include: integrated appliances to kitchen, storage cupboards, fitted wardrobes to both bedrooms, gas central heating, UPVC double glazing, lift in block and A SHARE OF THE FREEHOLD.

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**ANTHONY
DAVID & CO**

2ND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

GARAGE
133 sq.ft. (12.4 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 18' 4" x 13' 1" (5.59m x 3.99m)

South Facing Balcony 10' 10" x 4' 0" (3.30m x 1.22m)

Kitchen 11' 3" x 8' 1" (3.43m x 2.46m)

Bedroom One 16' 2" x 10' 10" (4.93m x 3.30m)

Bedroom Two 11' 3" x 9' 9" (3.43m x 2.97m)

Shower Room 9' 2" x 6' 1" (2.79m x 1.85m)

Garage 16' 7" x 8' 0" (5.05m x 2.44m)

Parking In front of garage

Tenure Share of Freehold - 999 years from 2018

Service Charge £3000 per annum to include: water and sewerage, building insurance, maintenance, window cleaning and gardening.

Sinking Fund £50,000

Council Tax Band C

TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(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	

Property Misdescriptions Act 1991
Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.