Flat 8 Cheyne Court, 37 Surrey Road

Bournemouth, BH4 9HR





Property overview

Guide Price £260,000

A well-presented, three-bedroom apartment on the first floor of the soughtafter and fully owner-occupied 'Cheyne' Development, Westbourne.

Backing onto Bournemouth Upper Gardens, it's also convenient for Westbourne (0.4 miles), Westbourne Medical Centre (0.4 miles), Coy Pond (0.5 miles), Bournemouth Town Centre (1.0 miles), Alum Chine Beach (1.4 miles), prestigious nursery, pre, and primary schools as well as travel routes to Poole (4.4 miles), Boscombe (3.6 miles) and Southbourne (5.9 miles).

The accommodation offers an entrance hall with two storage cupboards, three bedrooms (two doubles with built-in wardrobes and a single), an open plan kitchen/breakfast room, a modern shower room, separate WC and a lounge/dining room opening onto a 9'8" southwesterly facing balcony.

The property also benefits from an allocated 23'7" parking bay in the secure undercroft garage, a share of freehold, modern Sunamp hot water system and UPVC double glazing.

Offered with no forward chain & vacant possession.







Accommodation

Front External:

Vehicular access from Surrey Road, visitor's car park, fob accessed communal garage door to undercroft car park, front communal gardens, communal front door with door entry system to:

Communal Lobby/Hall:

Communal lobby, stairs and lift to first floor, door to:

Entrance Hall: 26' 1" max x 12' 2" max (7.94m x 3.71m)

Telephone door entry system, built-in low level cupboard housing consumer unit, electric radiator, doors to accommodation and doors to two storage cupboards:

Cupboard One: 4' 0" x 2' 0" (1.22m x 0.61m)

Split into high and low level storage – high-level storage provides slatted shelving for storage, low level provides storage and houses UniQ sunamp heat battery (energy-saving thermal stores that efficiently store heat for hot water on demand.)

Cupboard Two: 4' 3" x 1' 11" (1.29m x 0.58m)
Slatted shelving and hanging space providing

Slatted shelving and hanging space providing storage.

Open Plan Kitchen/Breakfast Room: Overall Measurements: 19' 6" to front of storage x 7' 11" (5.94m x 2.41m)

Breakfast Area: 8' 5" x 7' 11" (2.56m x 2.41m)

Range of fitted storage with led down lights, electric radiator, open plan with:

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Kitchen Area: 11' 0" x 7' 11" (3.35m x 2.41m)

Window to side aspect towards gardens, range of eye and base level units, integrated Hotpoint oven and grill with 4 ring induction hob and extractor fan over, space and plumbing for washing machine, space for appliances (dishwasher, full sized fridge/freezer), 1 1/2 bowl ceramic sink with mixer tap over, LED downlights under cabinets.

Lounge/Diner: 17' 1" x 12' 0" (5.20m x 3.65m)

TV Ariel point, electric radiator, windows with electric blackout blind and glazed door to:

Balcony: 9' 8" x 4' 8" (2.94m x 1.42m)

South westerly facing, overlooking communal gardens, enclosed by balustrade, laid to tile.

Bedroom One: 15' 10" x 12' 0" (4.82m x 3.65m)

Window to front aspect, electric radiator, corner fitted wardrobes.

Bedroom Two: 16' 8" x 9' 11" (5.08m x 3.02m)

Window to front aspect, electric radiator, corner built-in wardrobes.

Bedroom Three: 8' 11" x 8' 1" (2.72m x 2.46m)

Window to side aspect, built-in fold-out bed with storage over, electric radiator.

Bathroom: 9' 3" max x 5' 7" max (2.82m x 1.70m)

Spotlights, in-line ceiling extractor fan, fully tiled walls, wall mounted storage, wall hung WC with touch dual flush, wash hand basin with storage below and mirrored cabinet above, walk-in shower with glazed screen, dual shower controls, fold-out

WC: 8' 1" x 2' 8" (2.46m x 0.81m)

Part tiled walls, obscured window to side aspect, wash hand basin with storage below and above, WC.

Undercroft Parking: 23' 7" x 11' 4" (7.18m x 3.45m)

Accessed via communal staircase from the front and up & over garage door, light point, space for 1-2 vehicles in tandem.

Lease:

Share of freehold - 999 years from 25 March 1973 (c.947 years remaining)

Service Charge:

£2,000 per annum (paid 6-monthly in £1,000 instalments)

Ground Rent:

Peppercorn

Agent Note:

The block has restrictions on subletting - neither standard buy-to-lets nor short-term lets are permitted.

It is a fully 'owner-occupied' building.

Photography

















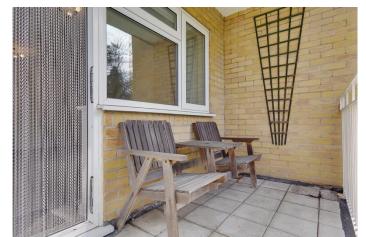
























































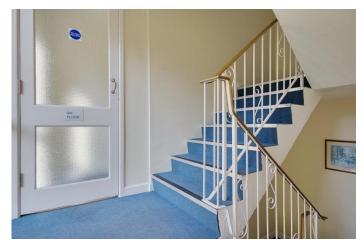


































Floor Plan



EPC



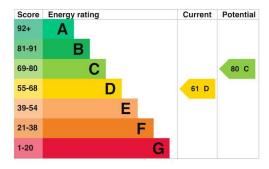
Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is D. It has the potential to be C

See how to improve this property's energy efficiency



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Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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