

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 sought-after 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 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:

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 seat, handheld attachment and waterfall shower.

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



Flat 8 Cheyne Court 37 Surrey Road BOURNEMOUTH BH4 9HR	Energy rating D	Valid until: 4 June 2034
		Certificate number: 0152-3038-9206-2684-6204

Property type	Mid-floor flat
Total floor area	94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

