



## 39 Surrey Road, Westbourne, Bournemouth, Dorset, BH4 9HR

Guide price £192,500

£192,500, TAKE A LOOK AT THIS MODERN FLAT LOCATED IN SURREY ROAD, WESTBOURNE, £192,500 Leasehold. This two bedroom apartment is being offered with "NO FORWARD CHAIN" and has a LONG LEASE IN PLACE of approx 164 years. "Treetops" is a modern block located in Surrey road and backing onto Bournemouth Gardens. Easy access and a short walk to the vibrant Westbourne village with its many coffee shops, bars, restaurants and boutique shops. The property has an allocated parking space. It is double glazed and has gas central heating via a combi boiler. Main principle bedroom is a double overlooking Bournemouth Gardens along with a smaller double bedroom currently with built in wardrobes and used as a dressing room/ study. A good size lounge. Modern fitted spacious kitchen with built in cupboard larder style and plenty of cupboards. In the hall are two storage cupboards. There is a modern bathroom with white suite. Council Tax band B. THIS WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.



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## COMMUNAL ENTRANCE

Communal entrance door into communal hallway with stairs rising to the second floor. Stairs leading to flat level, leading to half glazed wooden door into entrance vestibule with further timber door into the hallway. Entrance porch with white ceiling, emulsion painted walls and fitted carpet.

## ENTRANCE HALL

Entrance hall with white ceiling, emulsion painted walls and fitted carpet. Doors leading to all rooms. There are two hall cupboards with hanging rails and shelving for storage. Wall mounted entry telephone. Radiator. Ceiling loft hatch leading to loft providing storage space. Ceiling lighting, light switches.

## KITCHEN/BREAKFAST ROOM

16'2" x 6'7" (4.95 x 2.02)

Door from the entrance hall leading into this spacious galley style kitchen breakfast room. Smooth set ceiling with coving. Vinyl flooring. UPVC double glazed window to the side aspect creating natural light into this room. Wall mounted Vaillant Gas Fired Combination Boiler. A range of beech effect wall, base and drawer units. Roll top laminate surfaces, tiled splash back areas around the worktops. Inset four ring gas hob with electric oven below and extractor over. Space and plumbing for washing machine. Space for tall standing fridge/freezer. Door to full length storage cupboard with shelving inside. There is enough space for either a breakfast bar or small table and chairs.

## LOUNGE

15'1" x 12'0" (4.60 x 3.66)

Door from the entrance hall leading into the lounge, which has a rear facing aspect and overlooking Bournemouth Gardens. Smooth ceiling with coving. UPVC double glazed window to the rear aspect. Carpeted flooring. Radiator. Ceiling lighting, light switch, plug sockets and TV socket. Neutral decor.

## BEDROOM ONE

9'5" x 11'4" (2.89 x 3.46)

Door leading into this double bedroom with rear facing aspect. Smooth set ceiling with coving. UPVC double glazed window to the rear aspect. Carpeted flooring. Radiator. Ceiling lighting, light switch and plug sockets.

## BEDROOM TWO

11'4" x 7'3" narrowing to 5'1" to wardrobes (3.46 x 2.21 narrowing to 1.57 to wardrobes)

Currently used as a dressing room. Door leading to bedroom. Smooth set ceiling with coving. UPVC double glazed window to the rear aspect. Carpeted flooring. A range of floor to ceiling fitted wardrobes to one wall with hanging and shelving space. Radiator. Ceiling lighting, light switch and plug sockets.

## BATHROOM

6'8" x 6'7" (2.05 x 2.01)

Door leading into this modern style bathroom with smooth set ceiling with coving. Part tiled and part emulsion painted walls. Vinyl flooring. White suite comprising P-shaped shower bath with a Mira electric shower and curved glass shower screen fitted, white pedestal hand basin with chrome effect fittings and white low level w.c. Shaver socket. Ceiling light fitting.

## PARKING

There is allocated parking to the property, located in the main car park. There is also a number of visitor parking spaces available.

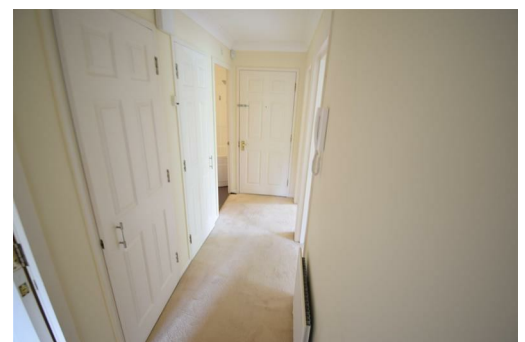
## TENURE

The property is Leasehold. Lease renewed with 167 Years remaining.

Service charge £720 p.a.

Council tax band B

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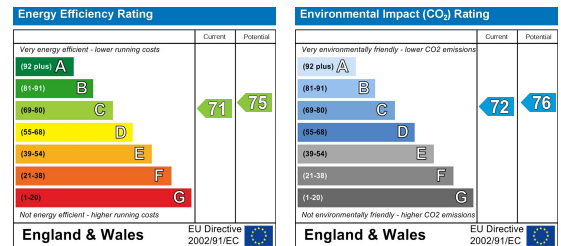
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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD