



Offers Over £300,000
75 Surrey Road, Poole, BH12 1HG







Main description

Well presented and spacious three bedroom maisonette with its own private entrance situated in a popular location overlooking Coy Pond Gardens set within a well maintained purpose built block. This lovely property is just a 1.5 mile walk to Bournemouth town centre and 0.7 miles to Westbourne village.

A private front door at the rear of the block opens on to the welcoming hallway which provides access to all rooms on the ground floor. Bedrooms two and three are located on this level, bedroom two is a large double room and has the benefit of a walk in wardrobe. A useful home-office and a recently installed contemporary bathroom suite, comprising of a bath with shower above, wc and wash hand basin complete the ground floor accommodation.

On the first floor is large lounge with open plan dining room both of which enjoy views over the Coy Pond Gardens. The modern fitted kitchen has a range of base and eye level units with work surfaces over, all appliances have been replaced within the last two years and include a fridge/freezer, washing machine, oven and gas hob with extractor hood above. The principle bedroom is on this floor and benefits from a range of fitted wardrobes and en-suite shower room in the same contemporary style as the family bathroom. There is also the addition of a handy utility/cloakroom.

Outside is an allocated parking space, bike store and private gated access to Coy Pond Gardens.

This property simply must be viewed to appreciate the accommodation on offer.

Tenure

Leasehold: 107 Years Remaining.

Service Charge: £1800 per annum

Ground Rent: £200 per annum



FEATURES & SPECIFICATIONS

- Stunning Location Overlooking Coy Pond Gardens
- Well Presented Maisonette
- Spacious Accommodation
- Three Bedrooms
- Two Contemporary and Stylist Bathrooms
- Lounge & Dining Room
- Modern Kitchen
- Study and Utility Areas
- Allocated Parking Space
- Private Entrance

Coy Garden Court, Surrey Road, Bournemouth

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft



Lower Ground Floor

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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