



Treetops, 39 Surrey Road, Westbourne BH4 9HR
£205,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS





A TOP FLOOR APARTMENT IN A POPULAR POSITION, BEING JUST A SHORT WALK FROM WESTBOURNE AND BACKING ON TO BOURNEMOUTH'S UPPER GARDENS

Treetops is a small development of just twelve apartments, set in a secluded spot, yet conveniently positioned less than a ten minute walk from Westbourne's vibrant high street, with its enticing mix of independent shops, cafes and restaurants.

A tree lined footpath known as The Dingle is found directly opposite the block and offers a pleasant shortcut on the way to Westbourne, or why not take a wander through Bournemouth's Upper Gardens, which are found to the rear of the development? A footpath immediately adjacent to Treetops provides direct access to its picturesque pathways along the stream, providing a scenic stroll all the way to Bournemouth town centre and onwards to the beach.

The apartment is found on the top floor of the building (second floor) and features a spacious lounge/dining room along with a separate generously sized kitchen/breakfast room, two double bedrooms and a three piece bathroom with shower over. There are also several useful storage cupboards, UPVC double glazing and a newly installed gas combi boiler. Outside, Treetops benefits from allocated off road parking for residents as well as several additional spaces for visitors. There is also a small communal garden area to the rear, as well as a handy drying area with rotary lines to the side of the building.

Further benefits include a long remaining lease of approximately 160 years, no ground rent is payable and the annual service charge compares very favourably with many other developments locally. The apartment is offered with vacant possession and no forward chain and would make an ideal first time buy or buy to let.



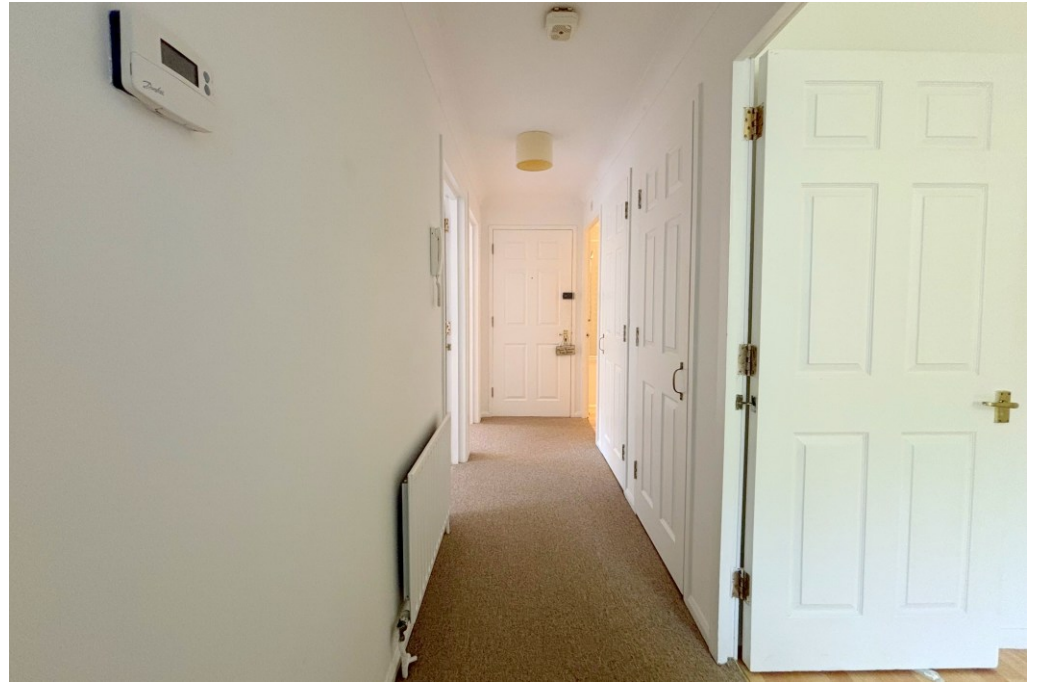
KEY FEATURES

- Top Floor Apartment in a Small Development
 - Two Double Bedrooms
- Spacious Lounge/Dining Room & Separate Kitchen/Breakfast Room
 - Newly Installed Gas Combi Boiler & UPVC Double Glazing
 - Allocated Off Road Parking & Visitor Parking
 - Under Ten Minute Walk to Westbourne High Street
 - Popular Location Backing on to Bournemouth's Upper Gardens
 - Close to Shops, Restaurants, Facilities & Transport Links
 - Vacant Possession & No Forward Chain
 - Ideal First Time Buy or Buy to Let









ADDITIONAL INFORMATION

Tenure

Leasehold - 189 years from 1996, therefore approximately 160 years remaining

Ground Rent

Nil

Maintenance

£1,086 per annum to include buildings insurance and reserve fund

Council Tax

Band B - BCP Council



FLOORPLAN



Second Floor

Approx. 60.1 sq. metres (646.5 sq. feet)

This Floor Plan is for guidance only and is not to scale.



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	72	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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