



Not for marketing purposes INTERNAL USE ONLY

Tivoli Court Surrey Road
Bournemouth



Property Description

Connells, Winton are pleased to bring to the market a second-floor apartment positioned at the end of a small development and overlooks the communal gardens to the front and the rear.

On entering the property there is a hallway with storage cupboards. The living/dining room is a good size which allows for a flexible arrangement of furniture and a door leads from this room to a private balcony that overlooks the communal gardens.

The kitchen is fitted with a comprehensive range of units and appliances and there is a generous amount of work surface for food preparation.

Both bedrooms are large comfortable double rooms, and these are serviced by a contemporary shower room.

Outside there are well-tended communal gardens and the property has a garage and a further covered parking space which is in front of the garage. There is also further provision for visitors parking.

Local nearby facilities include the highly regarded Talbot Heath School, West Hants Tennis and Leisure Club and the 18 hole golf course and leisure centre at Meyrick Park.

Within proximity of the property is access to the Upper Central Gardens leading to Bournemouth town centre with its diverse range of restaurants, cafes, shops and leisure

facilities. Local buses serve Surrey Road, also giving access to Westbourne with its own unique range of bars, restaurants, cafes, and boutiques as well as the Blue Flag beaches.

Entrance

Lounge

18' 3" x 13' (5.56m x 3.96m)

Open space plus window to front.

Kitchen

8' x 11' 2" (2.44m x 3.40m)

Fitted kitchen with a range of wall and base units incorporating a stainless-steel sink drainer with worksurfaces over. Built in electric oven and gas hob with cooker hood. Built in washing machine, fridge freezer, and dishwasher. Wall mounted boiler

Bedroom One

18' x 5' 3" (5.49m x 1.60m)

Window to front and side with balcony. Storage cupboards. Laminate flooring

Bedroom Two

9' 8" x 11' 3" (2.95m x 3.43m)

Window to rear. Built in storage cupboard. Laminate flooring. Radiator.

Shower Room

Suite comprising wash hand basin, WC and walk in shower with waterfall shower. Heated towel rail. Tiled floor and tiled walls.

Note

The development is for the exclusive enjoyment of residents and holiday lets are not permitted. Pets are also not permitted.

Parking

Allocated parking is positioned at the end of a small development.

Balcony/Gardens

Private balcony overlooking the communal gardens.

Information

Tenure: Share of Freehold

Council Tax Band: C

Service Charge: Approx £2,500 per annum







To view this property please contact Connells on

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689 Wimborne Road
BOURNEMOUTH BH9 2AT

EPC Rating: C

Council Tax
Band: D

Service Charge:
2500.00

Ground Rent:
1.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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