



STRATTON OAK ESTATES

19 Surrey Road, Bournemouth, BH4 9HN  
£325,000

This IMMACULATELY PRESENTED CHARACTER filled three bedroom First Floor APARTMENT comes with a stunning kitchen/diner with a BALCONY that OVERLOOKS BOURNEMOUTH GARDENS. Beautifully finished and with a sizeable lounge, located within walking distance of not just Westbourne High Street but also Bournemouth Town and beach.

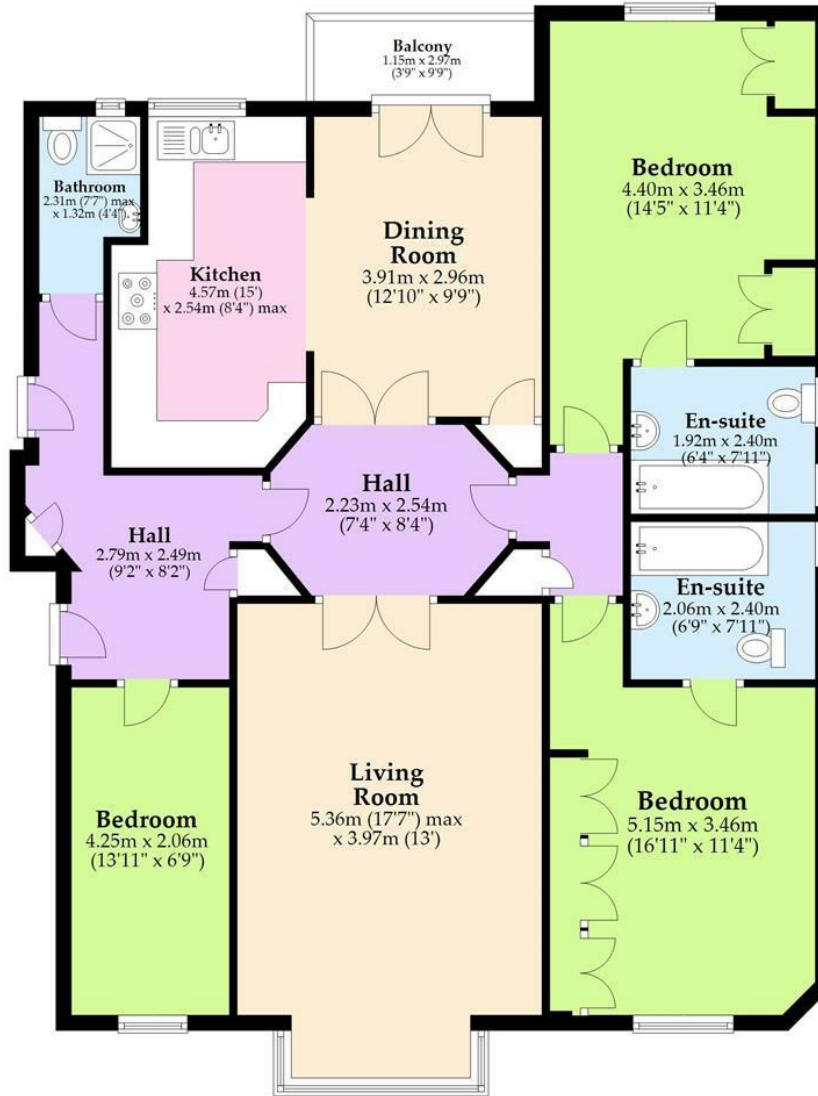
- Impressive kitchen/diner with stone tiled floor, underfloor heating and doors out to a private balcony that overlooks Bournemouth Gardens.
- Meticulously designed apartment with wood flooring throughout and benefiting from recent redecoration and renovations.
- Spacious lounge with feature fire surround and picture perfect window seat in the large square bay.
- Three bedrooms, two are large doubles both with ensuite.
- Ideally located within easy reach of Westbourne, gated access at the rear to Bournemouth Gardens taking you to Town and beach.
- Very sizeable apartment filled with character boasting high ceilings and lots of storage options.
- There is no allocated parking at Surrey Lodge, but there is plenty of on road parking.
- The property is offered with No Forward Chain!





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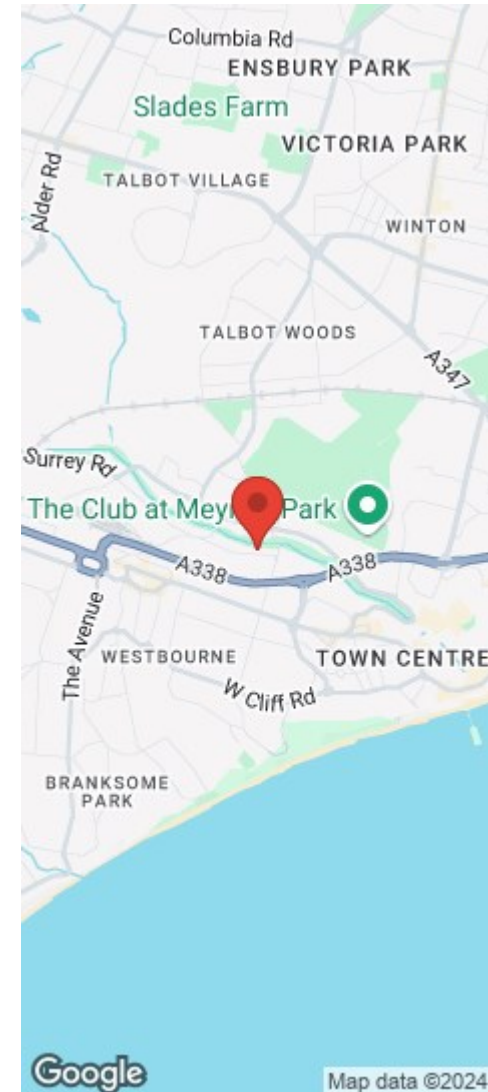
**First Floor**  
Approx. 121.1 sq. metres (1303.3 sq. feet)



Total area: approx. 121.1 sq. metres (1303.3 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(12-14) A	
(81-91) B		(15-17) B	
(69-80) C		(18-20) C	
(55-68) D		(21-23) D	
(39-54) E		(24-26) E	
(21-38) F		(27-29) F	
(1-20) G		(30-32) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Green Park Gardens Exeter Park Road, Dorset, Bournemouth, BH2 5BD  
info@strattonoakestates.com | T. 01202 237580 | www.strattonoakestates.com