



23 Surrey Road

, Bournemouth, BH4 9HW

Price Guide £200,000



Road Map



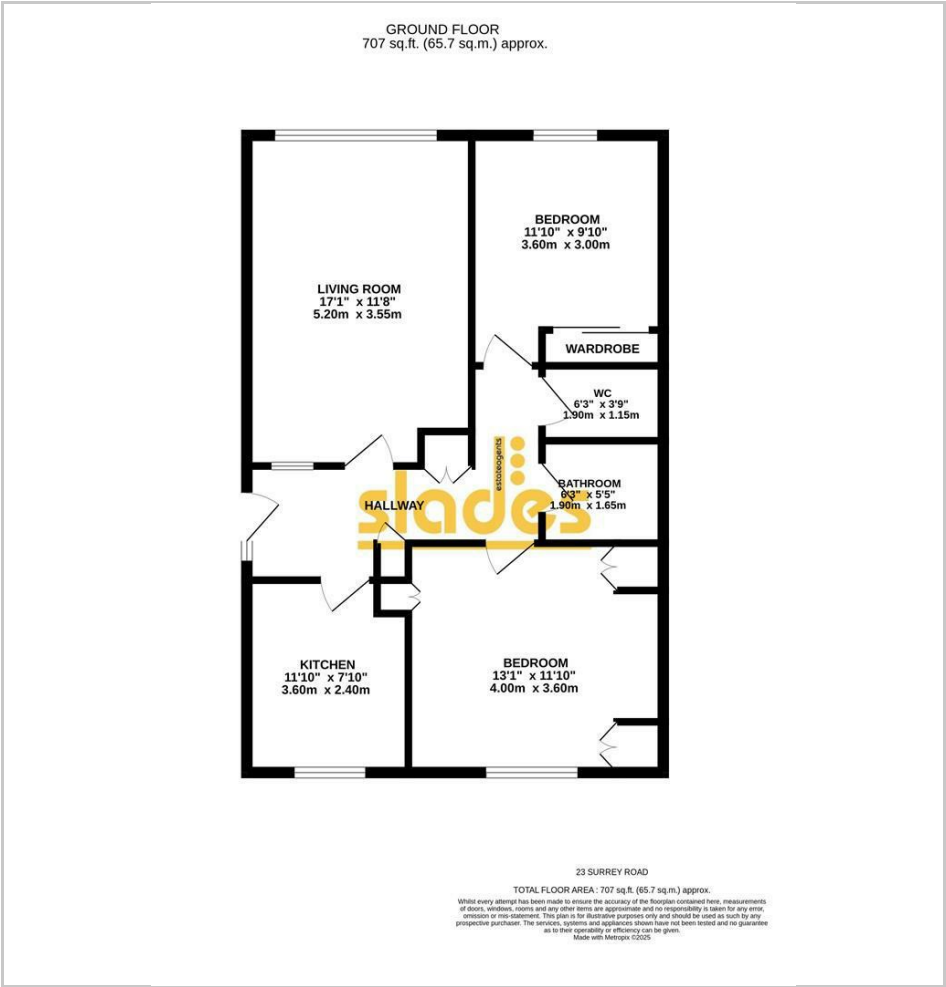
Hybrid Map



Terrain Map



Floor Plan



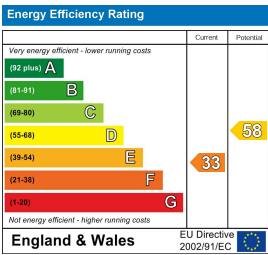
- Purpose Built Apartment (2nd Floor) with Tree Top Views
- Spacious Entrance Hall
- 17ft Lounge
- Two Double Bedrooms
- Kitchen
- Bathroom
- Garage & Parking
- Share of Freehold
- Close to Bournemouth & Westbourne
- No Forward Chain

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.

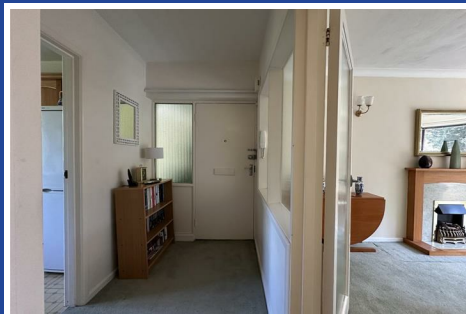


Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**** GUIDE PRICE £200,000 - £215,000 ** A bright and spacious 2 bedroom TOP FLOOR flat with stunning views across Bournemouth Upper Gardens situated twixt Bournemouth and Westbourne.**



Well presented COMMUNAL ENTRANCE HALL with stairs servicing all floors. Flat 8 is on the second floor with a solid wooden door with spyhole entry to the spacious

ENTRANCE HALL

with pendant light, door entry phone, electric storage heater and useful storage cupboards, one being an AIRING CUPBOARD with a factory lagged hot water cylinder and useful airing space over and the other being a CLOAKS CUPBOARD together with the electricity meter and consumer unit. Doors to

LIVING ROOM

having a coved ceiling with central pendant light, storage heater and large uPVC double glazed window to the front elevation. Decorative fireplace surround with focal fire and two additional wall lights.

KITCHEN

with modern ceiling light fitting, uPVC double glazed window with stunning views across Bournemouth Upper Gardens. Extensive range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Space for free standing gas or electric cooker, space and plumber for automatic washing and space for freestanding full height fridge freezer.

BEDROOM ONE

having a central pendant light, large uPVC double glazed window again looking across Bournemouth Upper Gardens. Electric storage heater. Three useful built in double width wardrobes / storage cupboard.

BEDROOM TWO

with central pendant light, uPVC double glazed window to the front elevation, storage heater and a range of triple sliding door fronted wardrobes providing both hanging and shelving space.

BATHROOM

with light fitting, wall heater and a modern suite comprising of a panel enclosed bath with chrome hand grips and chrome mixer taps together with an electric shower over. Pedestal wash hand basin with chrome monoblock tap. Part tiled walls

SEPARATE WC

with ceiling light and low level WC.

OUTSIDE

The property is set within well maintained and well stocked gardens which surround the property with a driveway leading alongside the left-hand side to the rear where there is ALLOCATED PARKING for each flat together with VISITOR PARKING and there is also a single GARAGE with flat 8.

Tenure WE ARE ADVISED THE PROPERTY BENEFITS FROM A SHARE OF THE FREEHOLD

Maintenance WE ARE ADVISED THAT THE CURRENT YEARS CHARGE WAS £1820.00