



## Surrey Road, Westbourne, Bournemouth, BH2 6BS

**Guide price £185,000**

UNDER OFFER, WESTBOURNE, SURREY ROAD, BH2, £185,000. UNDER OFFER IN LESS THAN 48 HOURS. Similar properties required. If you are thinking of selling please give us a call to discuss how we can help you with your move.



# Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

## FRONT DOOR AND ENTRANCE HALL

10'4" x 3'6" (3.16 x 1.08)

Light wood coloured solid wooden front door with flat number and locking handles. This then is leading into the entrance hall. White ceiling, white emulsion painted walls and fitted grey laminate flooring. 2 Ceiling lighting one pendant and one chrome effect with spot lights. Entry video phone. Light switches. Radiator. Doors to all rooms. Built in cupboard with two white painted doors with fitted handles and meter inside and storage space.

## BEDROOM

14'10" x 10'4" (4.54 x 3.15)

Light coloured wooden door leading from the hall into this spacious light and airy double bedroom overlooking the front aspect of the building. White ceiling, White emulsion painted walls and grey coloured laminate effect flooring. Ceiling lighting. Radiator. Light switch, plug sockets and TV socket. There are patio doors with fitted slatted metal window blinds leading from the bedroom onto the sunny aspect balcony. There is plenty of room to the left hand side of the room for wardrobes.

## LOUNGE

11'9" x 14'11" (3.59 x 4.57)

Door leading from the entrance hall into this contemporary lounge reception room with front facing aspect and looking onto the balcony. White ceiling, white emulsion painted walls and continuation of the grey laminate flooring. Ceiling recess spot lighting. Radiator. Light switches, plug sockets and TV socket. Patio doors with fitted slatted metal window blinds opening out onto the balcony. Opening from the lounge into the kitchen area. Built in cupboard with white door.

## KITCHEN

10'0" x 5'6" (3.06 x 1.70)

Opening from the lounge into this recently fitted contemporary style kitchen with white ceiling, emulsion painted walls to part with metro style white tiled to part of the walls around the worktops. There is Under cupboard lighting and ceiling lighting. Sink with drainer and mixer tap. Light switch, fuse switches and plug sockets. A range of fitted units with handles and white laminate worktops. Stainless steel and glass extractor fan, stainless steel oven and four ring gas hob. Metal sink with drainer and chrome effect fittings. Space and plumbing for washing machine, space for fridge freezer and space and plumbing for dishwasher.

## BATHROOM

6'10" x 5'8" (2.10 x 1.73)

Light wood coloured door leading from the entrance hall into this modern style bathroom. White ceiling, part emulsion painted walls and tiled to the remainder in sand coloured tiles. Ceramic Tiled flooring. White suite consisting of bath with white bath panel, chrome effect fittings and wall mounted power shower with fitted glass shower screen. White wc with seat and boxed in cistern with flush. White sink with chrome effect fittings. Wall mounted mirror. Metal ladder style radiator. Ceiling extractor fan.

## BALCONY

22'10" x 4'4" (6.98 x 1.33)

A feature of this apartment is the full length covered balcony with metal railings with glass panels and grey decked flooring. It has a sunny aspect to a good part of the day and can be accessed from the bedroom and also lounge. This is great outside space for entertaining or just chilling with a glass of wine and overlooks the front of the property.

## PARKING

This property has one allocated parking space numbered 8. There is also main road parking outside the building on a first come first serve basis.

## TENURE

The apartment is Leasehold with approx 167 years remaining on the lease.

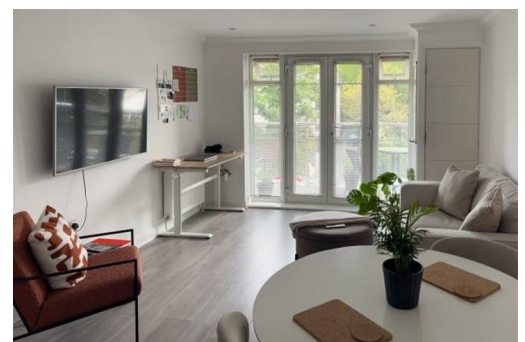
No Ground Rent. (This is at Zero)

Management Charges: £1658.00 per annum to include buildings insurance

Sinking fund of approx £116,000

it is also being offered with NO FORWARD CHAIN

THACKER & REVITT OFFER WEEKEND AND EVENING VIEWINGS BY APPOINTMENT ONLY



Professionals in  
Residential Sales  
and Lettings

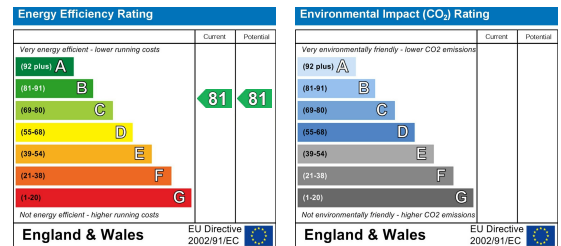
T: 01202 748999 • F: 01202 748545

email: sales@thackerandrevitt.co.uk

email: lets@thackerandrevitt.co.uk

www.thackerandrevitt.co.uk

Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88



## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity 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. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD