



**Bramley Court Surrey Road, Poole BH12 1EQ**

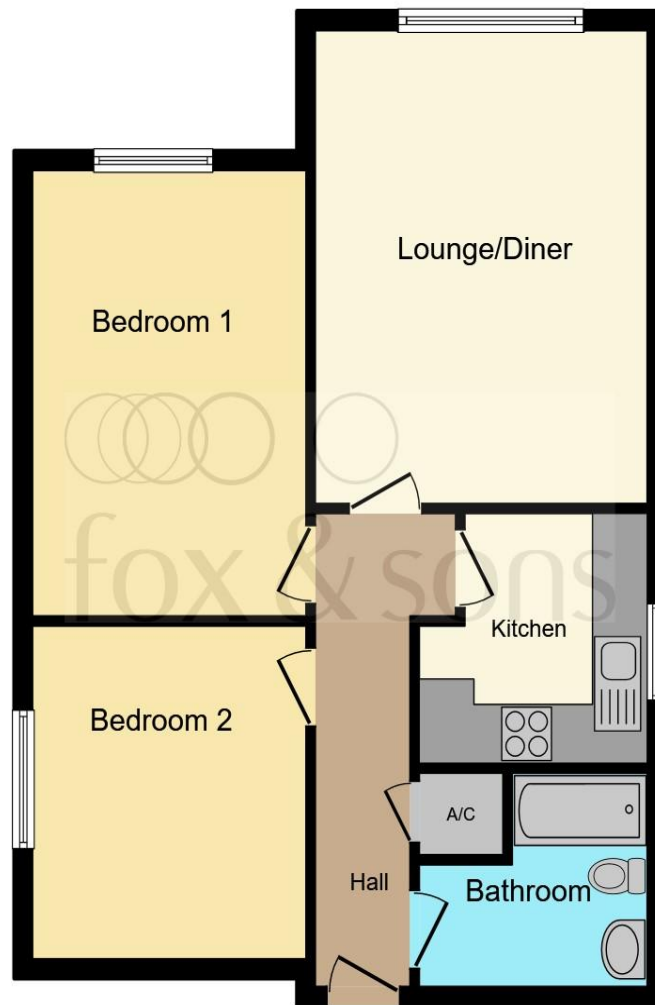


**welcome to**

**Bramley Court Surrey Road, Poole**

Immaculate first-floor flat in Westbourne featuring two double bedrooms, spacious lounge, garage, and parking. Set within beautiful tree-lined communal gardens, close to boutique shops, cafes, and excellent transport links. Offered with no forward chain.





### Entrance Hall

### Lounge

15' 10" x 11' 11" ( 4.83m x 3.63m )

### Kitchen

8' 4" max x 8' 2" ( 2.54m max x 2.49m )

### Bedroom One

14' 11" x 9' 10" ( 4.55m x 3.00m )

### Bedroom Two

11' 2" x 9' 10" ( 3.40m x 3.00m )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Bramley Court Surrey Road, Poole**

- Two spacious double bedrooms
- First-floor position in a desirable location
- Large lounge with plenty of natural light
- Garage and additional parking included
- Beautiful communal gardens in a tree-lined setting

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1977.66

Ground Rent: 35.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Nov 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN108597](https://fox-and-sons.co.uk/Property/WTN108597)



Property Ref:  
WTN108597 - 0005

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**fox & sons**



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