



Surrey House, 22 Surrey Road, Bournemouth BH2 6BS

£185,000

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This is the perfect time to buy this one bedroom flat in ideal location. Lease extended, roof works pre-paid. New boiler in 2021, serviced annually, a dedicated parking space and a secure bike shed.

This is a neat one double bedroom flat in an ideal location where in your leisure time, you can walk through Bournemouth Gardens (one minute away) to the town centre and the seafront. The owner has lived here for the last 12 years.

Perfect for young professionals, first time buyers, even second home buyers or investors. And being so close to the Wessex Way, there is easy access out of the town. The flat comes with a dedicated parking space and there is a purpose built bike shed.

And now is the perfect time to buy. Firstly, the owner has extended the lease in December 2025 by 90 years to 169 years at a cost of c.£17k. Secondly the block roof will be converted to a 'warm roof' and the owner will have paid the flat's contribution (£6k) prior to completion. Please ask us if you require further detail or explanation. In addition, the block has already had its fire door survey. Also full fibre broadband was recently installed to the flat and an EICR (Electrical Installation Condition Report) was carried out in December 2025.

The flat comes with a fitted kitchen, venetian blinds and curtains and there is no forward chain.

Perfect location.



## KEY FEATURES

- Neat one double bedroom flat in an ideal location, one minute's walk to Bournemouth Gardens
  - Lease extended in December to 169 years at a cost of c. £17k
- Ideal time to buy - block to have a new roof in 2027 and owner has paid the flat's contribution
- Gas central heating. New boiler in 2021, serviced every October. All radiators thermostatically controlled.
  - Dedicated parking space
  - Purpose built bike shed
  - Full fibre broadband recently installed in the flat
- New (December 2025) Electrical Installation Condition Report
  - Curtains and blinds included
  - No chain







All windows are double glazed and all radiators are thermostatically controlled

### Entrance to the Block

From the no-through road part of Surrey Road, turn into the block where the dedicated parking spaces are clearly marked on the tarmacked drive. Neatly kept with striking pine trees to one corner and a communal lawn. Purpose built bin store and separately a purpose built bike store.

### Access to the Flat

Video entry system outside the block then through a very tidy communal entrance to Flat 3.





## Hall

Carpeted, radiator, video entry system, smart heating control and manual thermostat. Large cupboard with smart electric meter and consumer unit. Full fibre broadband point.

## Living Room

Carpeted, 2 radiators. Patio doors plus 2 x full height windows each side. Venetian blinds and eyelet curtains to pole. TV point. Separate boiler/airing cupboard with Glowworm Energy 25C combination boiler-new in 2021 and serviced every October. 7 metre long patio.

## Kitchen Area

Tiled floor with granite effect work surfaces with inset sink and drainer. High and low level storage units. Washing machine, tall fridge/freezer, electric oven and 5 ring gas hob.

## Bedroom

Carpeted, radiator. Patio doors plus 2 x full height windows each side. Venetian blinds and eyelet curtains to pole. TV point. 2 door fitted wardrobes with drawers as well as hanging. Small outside space.

## Bathroom

Tiled floor, part-tiled walls. Bath with shower over, shower screen. Loo, sink in vanity unit with mirror over.



## ADDITIONAL INFORMATION

**Room Dimensions:** Please see floorplan

**Tenure:** Leasehold - 169 years left, to 2194 (owner extended in December 2025 at a cost of c.£17k)

**Service Charge:** £792 per six months

**Service Charge Includes:** Buildings insurance, communal cleaning, communal electricity, maintenance, window cleaning.

**Reserve Fund Contribution:** £285.50 per 6 months.

**Reserve Fund:** c. £18,000

**Council Tax:** Band B - 2025/6 £1,753.85 payable

**EPC:** C (77)

**TV & Broadband:** Full Fibre Broadband installed recently. Owner uses TalkTalk as their provider.

**Parking:** Dedicated space.

**Purpose built bike store**

**Block Fire Doors Survey Pass Report (July 2024)**

**Roof Reserve:** By July 2026, as a result of a section 20, £96,000 will have been collected from the owners. The owner of Flat 3 will have paid £6,000 before completion. The roof will be a new 'warm roof'. Please ask us for details.

**New EICR (Electrical Installation Condition Report) undertaken December 2025**

**Pets:** Usual rules as per the lease - 'No bird, animal or reptile other than domestic pets to be kept in the flat. Domestic pets may be kept with the prior written consent of the lessor which may be withdrawn at any time if the pet causes nuisance or annoyance to any other lessee in the property or the lessor or if it fouls any part of the property.'

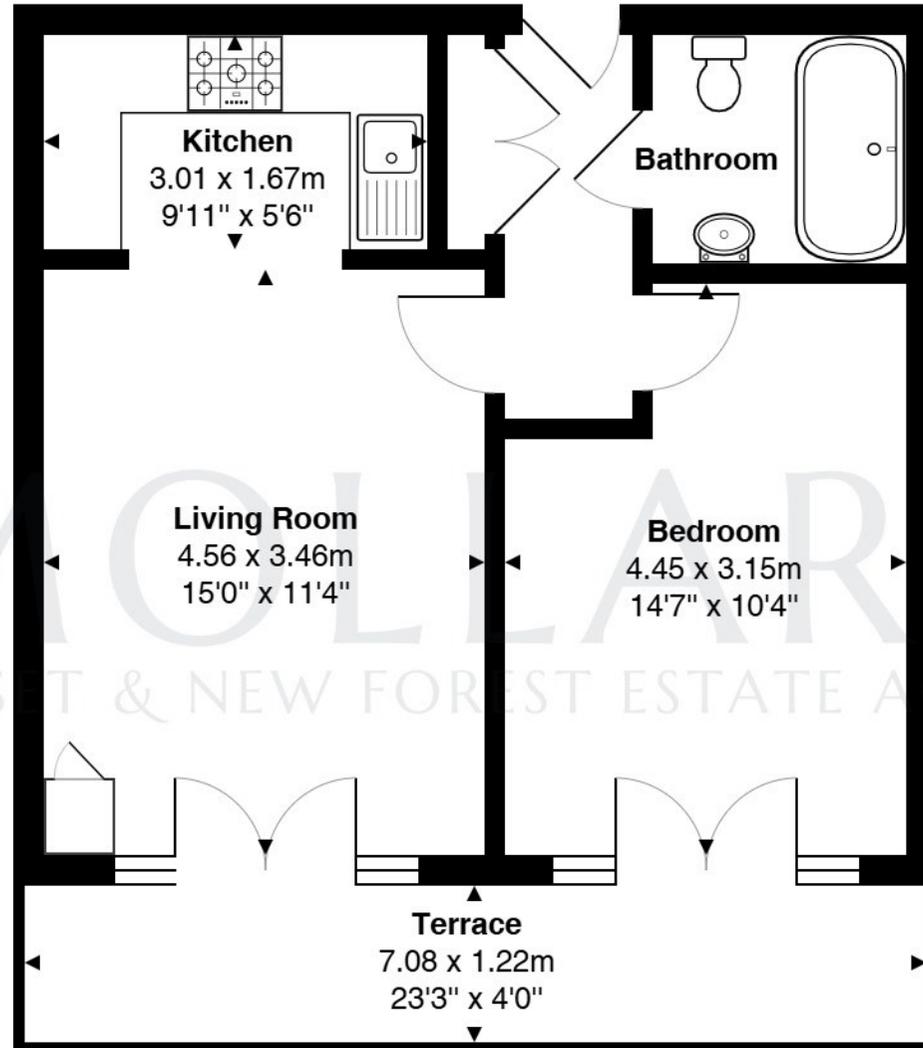
**Holiday letting is not permitted but Assured Shorthold Tenancies are.**

**Investor Information:** £1,000 pcm rental income projected.

**No forward chain**

# FLOORPLAN

## Ground Floor



Total Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only

## AREA DESCRIPTION

Surrey House sits in the no-through part of Surrey Road so has little passing traffic and is quiet yet it sits in a prime central position within Bournemouth town centre, offering an exceptional blend of coastal living, vibrant amenities and excellent connectivity.

When relaxing at home, you barely need a car, as within two minutes walk you are in Bournemouth Gardens with a short walk to the town centre, the pier and the beaches. The Gardens are a stretch of parkland right down to the seafront with cafes, a street food corner, an aviary, bandstand and the famous Christmas Tree wonderland. The gardens are perfect for walking and cycling.

The town centre has a comprehensive range of bars, shops and restaurants. Take the BH2 leisure complex as example with a 10 screen Odeon cinema, 11 restaurants including Five Guys, Miller and Carter, Nando's, The Real Greek and Shark Tail Sushi, plus the fun venues of Boom Battle Bar, Escape Hunt and Mr Mulligans. Just up the road from the flat is highly regarded Da Mario's Italian restaurant.

For your food shop, there is a Co-Op less than a minute away or walk into Westbourne for M&S Food with Tesco and Lidl just beyond. There is a doctor's surgery on Poole Road and doctors and dentists in Westbourne.

For sport, the sea offers you windsurfing, kitesurfing and paddleboarding while in Bournemouth Gardens and less than a minute from the flat there are 8 tennis courts, 3 of which are indoor in the winter. There is even a Bournemouth Gardens Community Tennis Club with a clubhouse, showers and changing facilities. You can walk to Meyrick Park where there is an 18 hole golf course as well as a club with gym, studio classes, indoor swimming pool and spa.

By car, transport links are excellent - you can join the Wessex Way in less than 2 minutes, where it is at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth Airport is one of the fastest growing in the UK and from Bournemouth Railway Station it is 2 hours to London Waterloo and there is a direct connection to Manchester.

Surrey House is an ideal location.



# Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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