



Connells

Westbury Gardens Surrey Road
Bournemouth

Westbury Gardens Surrey Road Bournemouth BH4 9BX

for sale
£265,000



Property Description

Situated in the highly sought-after Westbury Gardens development on Surrey Road, this impressive first floor apartment offers spacious and well-presented accommodation throughout, complemented by a remarkable wrap-around balcony enjoying a 270-degree aspect.

The property features two generous double bedrooms, including a principal bedroom with a private en suite bathroom, creating an ideal layout for owner-occupiers and investors alike. A spacious L-shaped lounge/dining room provides an excellent entertaining and living space, with direct access to the extensive balcony, allowing for seamless indoor and outdoor living.

The well-proportioned kitchen and family bathroom further enhance the accommodation, while the apartment benefits from ample natural light throughout.

Externally, the property offers the convenience of an allocated off-road parking space, visitor parking within the development, and additional unrestricted on-road parking nearby.

Ideally positioned within easy reach of Bournemouth's award-winning beaches, Westbourne Village, local amenities and excellent transport links, this superb apartment presents an excellent opportunity to acquire a spacious home in a desirable residential location.

Entrance Hall

Radiator, storage cupboard with utility meters, telecom entry system

Lounge Diner

Front, rear and side aspect double glazing, access via french doors onto a 270 degree panoramic balcony, radiator

Kitchen

Front aspect double glazing, gas hob electric oven, tiled flooring, wall mounted combination boiler.

Bedroom 1

Front aspect double glazing, radiator below.

Bedroom 2

Rear aspect double glazing, radiator, access to en suite bathroom.

En Suite

WC, Wash hand basin, radiator, corner shower, tiled floor to ceiling.

Bathroom

WC, wash hand basin, tiled floor to ceiling,

bath with shower over, radiator.

Parking

1 allocated space, visitors space directly next to it.

Agents Notes

Tenure Information:

Share of Freehold

Lease: 999 years from 28th of January 2021
(994 years remaining)

Ground Rent: £0

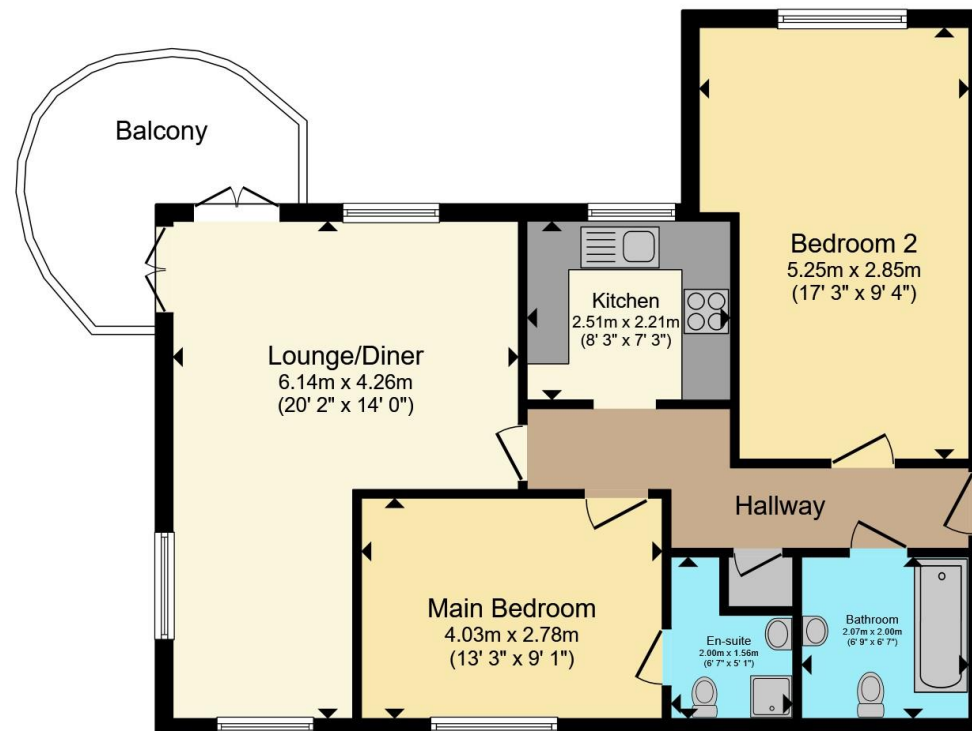
Service Charge: £1941.22 per annum

Buildings insurance included in the service charge.









Total floor area 68.2 m² (734 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating:
 Awaited

Council Tax
 Band: D

Service Charge:
 1941.22

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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