



Flat 9

Surrey Road | | Poole | BH12 1HG

Asking Price £240,000



QSALES &
LETTINGS

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A completely refurbished second-floor apartment offering two genuine double bedrooms, two beautifully finished bathrooms, allocated parking and a particularly useful location close to Westbourne, Bournemouth and Branksome Retail Park.

The spacious lounge is filled with natural light and features a Juliet balcony, while the brand new kitchen is fitted with AEG integrated appliances, bringing a clean contemporary finish to the main living space.

The principal bedroom benefits from a brand new en-suite shower room, while the second double bedroom is served by the impressive family bathroom, finished with Italian tiling and a freestanding bath.

The apartment has been comprehensively refurbished, including new flooring throughout and a brand new combi boiler and heating system, with the remainder of a 5–7 year warranty. Hallway storage adds useful practicality, while one allocated parking space is included.

A particularly appealing feature is the private rear gate giving direct access to Bournemouth Gardens and a traffic-free route towards Coy Pond, Westbourne, Bournemouth town centre and the sandy beaches. Branksome Retail Park is also within walking distance.

Offered chain free, with a new 999-year lease available and peppercorn ground rent, with the option of extending the lease and letting under the terms of the lease.

What We Like

The combination. A high-quality refurbishment, two double bedrooms, two bathrooms, a private rear gate, and access to a traffic-free route towards Bournemouth and the coast make this most desirable of second-floor apartments.

Things to Know

Leasehold | New 999-year lease available | Peppercorn ground rent | Service charge approx. £1,860 p.a. | Council Tax Band C | EPC C | Second-floor apartment | Two double bedrooms | Two bathrooms | AEG integrated kitchen appliances | Gas central heating | Allocated parking | Chain free | Pets and letting permitted

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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