

FOR SALE



Surrey Road, Westbourne
Asking Price Of £232,000


MARTIN&CO



Surrey Road, Westbourne

2 Bedrooms, 2 Bathrooms

Asking Price Of £232,000

****SHARE OF FREEHOLD****

- Private Gated Complex
- Excellent Rental Return Tenant in Situ
- No Forward Chain
- Allocated Parking

INVESTMENT OPPORTUNITY

A well-presented two double bedroom apartment in Westbourne only 50 metres from Upper Gardens a most sought after location. This property offers spacious entrance and hallway, large living room, separate kitchen, family bathroom, separate en-suite shower room and allocated parking. Only minutes' walk to award-winning beaches, Bournemouth Town Centre and Westbourne.



HALLWAY 13' 1" x 11' 9" (4.00m x 3.60m) With entrance storage cupboard, wooden door in white painted frame, spy hole and chrome handle with deadlock, white painted ceiling, two pendant light fittings with bulbs and blue shades, white painted coving, six wooden doors in white painted frames, all with chrome handles and hinges, twist lock to bathroom door, double light switch, extractor fan switch, single power socket, single light switch, factory white radiator with TRV and valve cap, white telephone entry system, white painted skirting, painted in follow through of entrance hall, white plinth with double cream hooks, electricity fuse box, wooden slat shelf, roll of blue carpet, pipework, blue carpet flooring.

LIVING ROOM 19' 0" x 11' 5" (5.80m x 3.50m) White painted ceiling, pendant light fitting with bulb and cream shade, white painted coving, cream emulsion, single and double light switch, double power socket, BT socket, cream painted skirting, two white radiator with TRV and valve cap, two glass wall lights, double glazed windows in white UPVC frame, opener with lockable handle and key and one fixed, white painted windowsill, tv aerial socket, double glazed patio doors in white painted frame, one lock able handle with key, blue carpet flooring.

BALCONY 9' 6" x 4' 9" (2.90m x 1.45m) Wooden decking with blue painted railing and light unit.

KITCHEN 9' 10" x 6' 2" (3.00m x 1.90m) White painted ceiling, chrome light fitting with spot lights, white painted coving, cream emulsion, multi coloured tiles with white grout to RHS, light switch, double power sockets, white radiator with TRV and valve cap, white painted skirting, wood effect rolled laminate kitchen worktop, stainless steel sink with half bowl and drainer, chrome mixer tap, chrome waste cover, cream

laminated base level unit with chrome handle and wood effect kickboard and casement, shelf, single power socket, a selection of cream laminated eye and base level kitchen units with wooden kickboards and casements, shelves, drawers, appliance door covers, Potterton boiler, Hoover washing machine, extractor fan with filters, fan, all working, gas hob with 4 burners, 4 controls, ignition switch and pan stands, Electrolux freezer with drawers, AEG oven with separate grill, beige tiles flooring with grey grout.

BEDROOM 1 14' 1" x 9' 10" (4.30m x 3.00m) White painted ceiling, pendant light fitting with bulb and cream shade, white painted coving, cream emulsion, single light switch, double power socket, cream painted skirting, selection of cream laminated fitted cupboards with cream ceramic handles, double glazed windows in white UPVC frame, opener with lockable handle and one fixed, white painted windowsill, white radiator with TRV and valve cap, wooden door in white painted frame with chrome handle with twist lock, tv aerial socket, blue carpet flooring.



ENSUITE SHOWER ROOM 5' 10" x 6' 2" (1.80m x 1.90m) White painted ceiling, one inset spot light, white painted coving, cream emulsion, white tiles with white grout and blue leaf top boarder, extractor fan, chrome towel rail, white radiator with TRV and valve cap, chrome toilet roll holder, white ceramic toilet and cistern with chrome push flush and white plastic seat and cover, shower cubicle with sliding plastic doors, GROHE mixer tap with shower head on flexible hose and riser rail, shavers light and socket, mirror, glass shelf on chrome brackets, white ceramic basin and pedestal with chrome mixer tap and waste cover, mink/mauve tiled flooring with white grout.

BEDROOM 2 11' 3" x 8' 6" (3.45m x 2.60m) White painted ceiling, pendant light fitting with bulb and blue shade, white painted coving, cream emulsion, double power sockets, light switch, double glazed windows in white UPVC frame, 1 opener with lockable handle and one fixed, white painted windowsill, white radiator with TRV and valve cap, cream painted skirting, blue carpet flooring.

BATHROOM 7' 2" x 5' 10" (2.20m x 1.80m) White painted ceiling, two inset spot light, white painted coving, cream emulsion, white tiles with white grout and blue leaf top boarder, extractor fan, chrome towel rail, white plastic bath with wooden laminated side panel, chrome mixer tap, GROHE mixer tap with shower head on flexible hose and riser rail, one bifold shower screen, chrome toilet roll holder, white ceramic toilet and cistern with chrome push flush and white plastic seat and cover, chrome towel rail, white radiator with valve caps, shavers light and socket, mirror, white ceramic basin and pedestal with chrome mixer tap and waste cover, mink/mauve tiled flooring with white grout.

PARKING Private gated complex. Allocated parking for one car.

Tenure: Share of Freehold
Annual Service Charge: £1,369

Ground Rent: £0
Council Tax Band: D

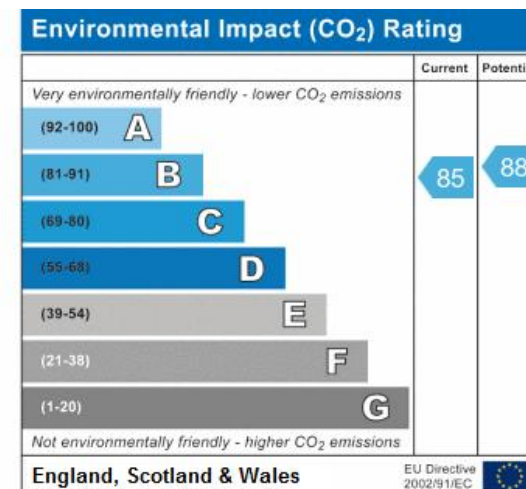
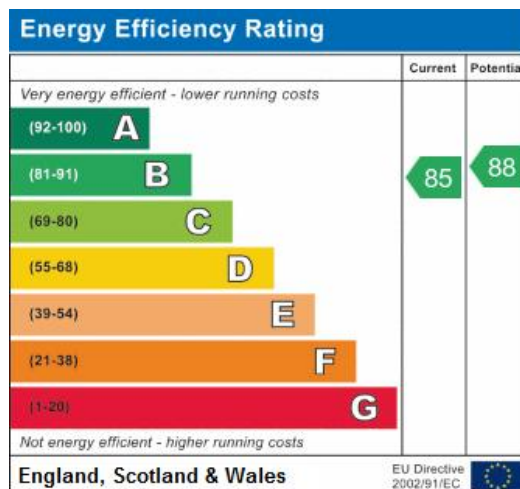
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

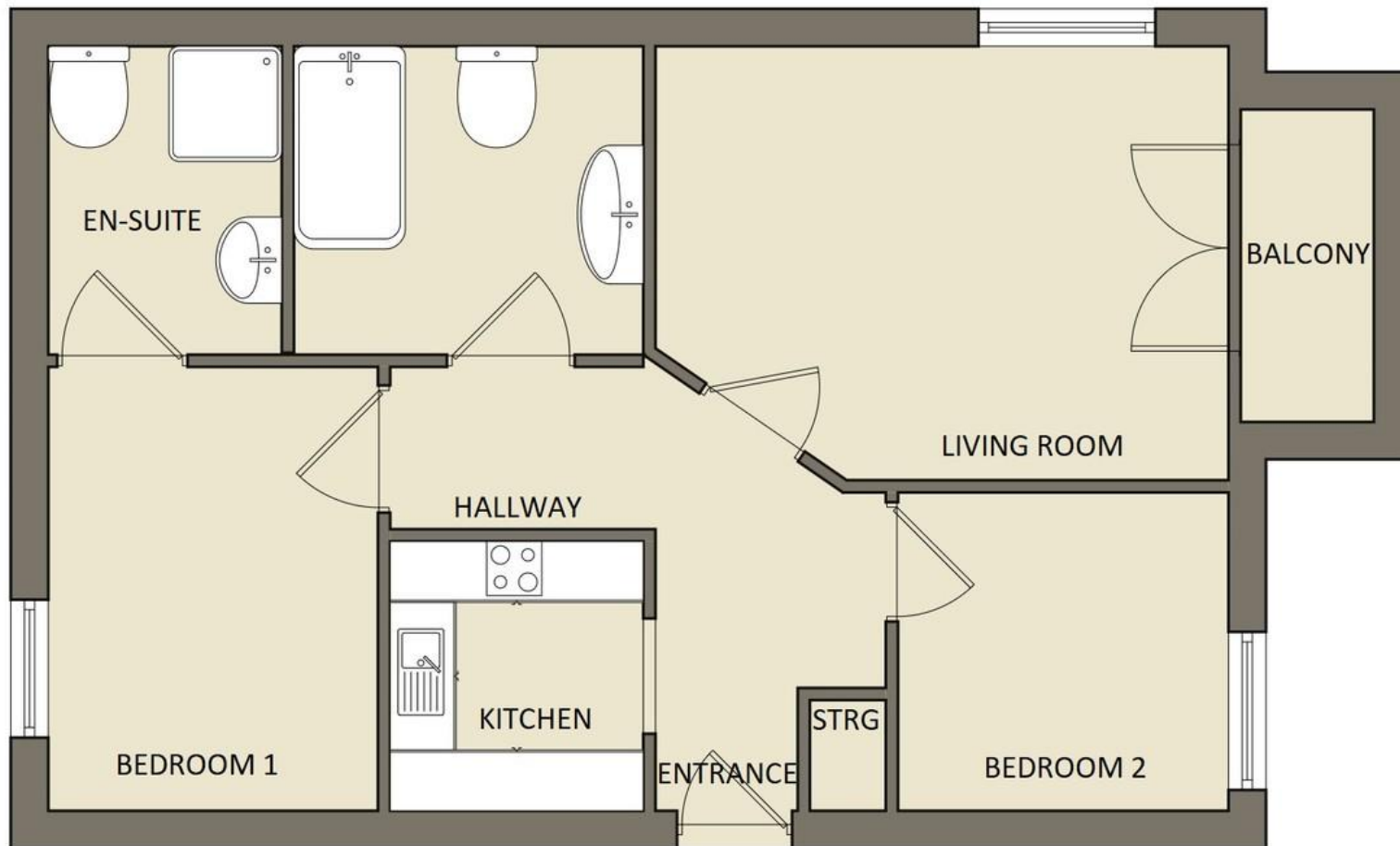
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







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Accuracy: 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 including but not limited to carpets, fixtures and fittings 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 to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.