

**Flat 3 Guildford Court,
29 Surrey Road, Westbourne,
Bournemouth, BH4 9HP**

**£199,950
Leasehold**



Nicely positioned close to Bournemouth Gardens, the town centre and Westbourne with its fashionable bars, bistros, boutiques and restaurants lies this purpose built lower ground floor apartment. The well proportioned living accommodation comprises of an entrance vestibule, large lounge/dining room with door leading out on to a private covered balcony, modern fitted kitchen, two good size double bedrooms, bathroom and separate cloakroom. There is UPVC double glazing, gas fired central heating, allocated off road parking, stairs and lift plus a storage room suitable for bikes and the development is set within well maintained communal grounds.

GLAZED COMMUNAL DOOR With security entry phone system leads through to:

COMMUNAL HALLWAY Steps lead down to the lower ground floor and to:

PERSONAL FRONT ENTRANCE DOOR With spyhole and into:

ENTRANCE VESTIBULE Coved and textured ceiling, light point, smoke detector, wall mounted security entry phone system, wood herringbone floor, doors then lead off to the kitchen and the lounge/dining room.

KITCHEN 11' x 7' 4" (3.35m x 2.24m) Comprising a range of white gloss fronted soft closing wall and base units with under pelmet lighting to include matching drawers all with stainless steel type handles, wood effect butchers block style square edge worksurfaces incorporating stainless steel circular drainer sink with mixer tap, integrated four ring induction hob with pull out extractor canopy above, fan assisted oven and grill below, space for free standing appliances to include washing machine, dishwasher and upright fridge/freezer, brick effect part tiled walls, three storage cupboards, smooth set ceiling, light point, UPVC double glazed window and wood effect flooring.

LOUNGE/DINING ROOM 17' 5" x 11' 8" (5.31m x 3.56m) Coved and textured ceiling, four wall lights, radiator, TV and telephone points, space for table and chairs, wood effect laminate flooring, door leads through to inner hallway and UPVC double glazed door with large UPVC double glazed window to the side lead out onto the balcony.

COVERED BALCONY Overlooking the communal grounds with wrought iron balustrade, artificial grass, cupboard housing the boiler.

INNER HALLWAY Coved and textured ceiling, two wall light points, double door storage cupboard with slatted shelving, herringbone floor, doors lead off to:

BEDROOM 1 14' 6" x 9' (4.42m x 2.74m) Coved and textured ceiling, light point, UPVC double glazed window with radiator below, to one corner of the room there is a pedestal wash hand basin with mixer tap, tiled splashback area with light above, double door wardrobe with shelving and hanging space, locker storage area above.

BEDROOM 2 13' 1" x 9' 1" (3.99m x 2.77m) Smooth set ceiling, light point, two UPVC double glazed windows, radiator, TV point, double door wardrobe with shelving and hanging space, locker storage above.

BATHROOM Suite comprising a white two piece suite to include panel enclosed bath with pillar taps, mains operated shower with bi-folding shower screen to the side, pedestal wash hand basin with mixer tap, glass fronted double door storage cabinet above, tiled walls, light point, smooth set ceiling, UPVC double glazed opaque window, tiled floor, chrome effect ladder style towel rail, electric heater.



SEPARATE CLOAKROOM Textured ceiling, tiled walls, wall light, low flush WC, UPVC double glazed opaque window, tiled floor.

OUTSIDE The development is set within well maintained communal grounds and a gate and steps provide direct access into Bournemouth Gardens. Stairs from the communal area provide access to the store room. Allocated parking space (permits apply).

LEASE INFORMATION We have been informed that there are approximately 141 years remaining on the Lease. Sub-letting is permitted, pets are permitted with consent from the Management Company/Freeholder.

GROUND RENT N/A

MAINTENANCE £790 payable every six months.

COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. 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. 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 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.

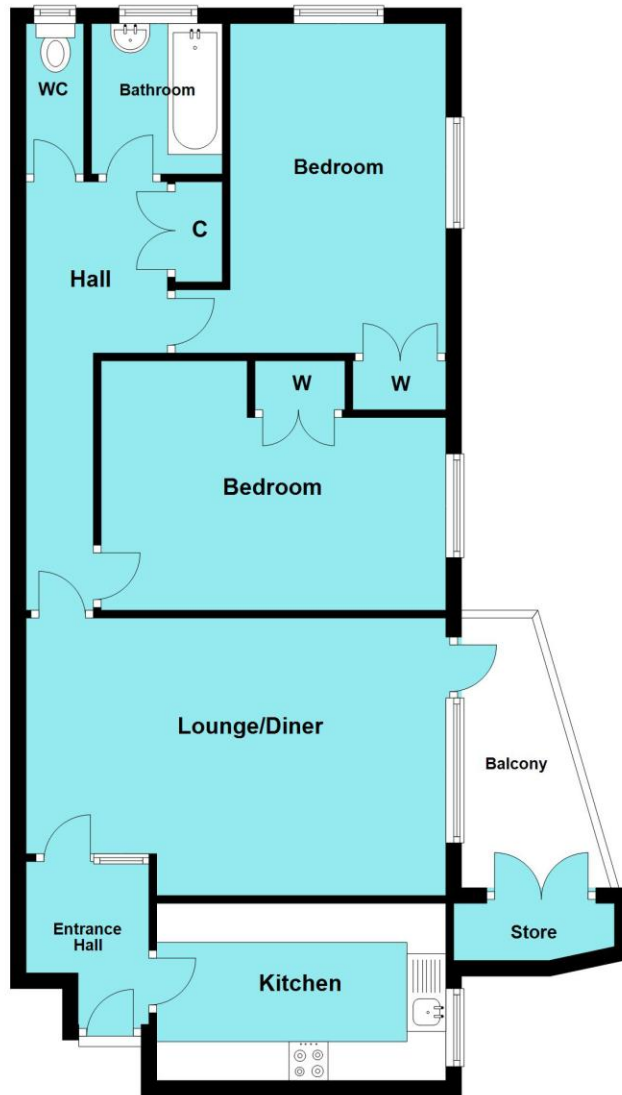
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 73.0 sq. metres (785.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

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