



34 Surrey Road, Bournemouth, Dorset

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Asking Price £275,000



Corbin & Co are pleased to introduce this exceptional two bedroom ground floor apartment in Surrey Road, Bournemouth, BH4. Boasting a modern and well-presented interior, this purpose-built property offers a comfortable and inviting living space.

Upon entering, you are greeted by a welcoming entrance hall which leads to all of the accommodation. The light and airy, dual aspect lounge/diner is flooded in natural light with French doors that open onto a lovely sun terrace perfect for enjoying a morning cup of tea or hosting al fresco dinners, and communal gardens. The kitchen is equipped with integrated cooker and hob with space for a range of appliances and ample storage space for your convenience.

The two double bedrooms provide comfortable accommodation, with the main bedroom benefiting from a modern en-suite shower room. There is also a stylish family bathroom. Parking is never an issue with allocated parking, visitors parking, and a large garage available.

The property also comes with a long lease, offering peace of mind with 160 years remaining. Pet lovers will be pleased to know that pets are permitted on licence. Situated within walking distance to Bournemouth (0.7 miles) and Westbourne Town Centre (0.4 miles), you'll have easy access to a variety of restaurants, shops, and entertainment options.

For nature lovers, a leisurely walk through the picturesque gardens will take you to the award-winning beach, ranked as the number one in the UK by TripAdvisor 2023. Additionally, Coy Pond & Gardens is just 0.8 miles away, providing a serene escape from the hustle and bustle of city life.

This property presents a unique opportunity to own a stunning home in a sought-after location. Don't miss out on seeing what this apartment has to offer - Call us on 01202 519761 to book your viewing today.





Approx Gross Internal Area  
60 sq m / 645 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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>			
(55-68) <b>D</b>		72	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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