



## Bracken Court, 34 Surrey Road, Bournemouth BH4 9BX

Nicely positioned close to Westbourne Village, Bournemouth town centre and gardens, lies this impeccably presented, pet friendly, ground floor apartment in a development of only seven apartments. There is well - proportioned living accommodation on offer to include a sunny aspect lounge/dining room with French doors. Outside there are well maintained communal gardens and there is the benefit of allocated parking, visitors parking and a garage.

**EPC: 72 Council Tax Band: C Price: £249,950 Leasehold**







## Key Features

- PET FRIENDLY GROUND FLOOR APARTMENT EXCEPTIONALLY PRESENTED THROUGHOUT
- ENTRANCE HALLWAY WITH STORAGE
- DUAL ASPECT SOUTHERLY FACING LOUNGE/DINING ROOM WITH FRENCH DOORS
- MODERN FITTED KITCHEN
- STYLISH FITTED MODERN BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- ALLOCATED PARKING & A GARAGE
- VISITOR PARKING SPACES
- CLOSE TO COY POND/WESTBOURNE VILLAGE/BOURNE MOUTH TOWN CENTRE

## The Property

Upon entering there is a welcoming entrance hallway with storage. Doors then lead off to the dual aspect southerly facing lounge/dining room with French doors. The modern fitted kitchen overlooks the communal grounds and offers ample storage units.

There are two good size double bedrooms, with the master benefiting from an en-suite shower room, and a stylish generous size family bathroom completes the accommodation.

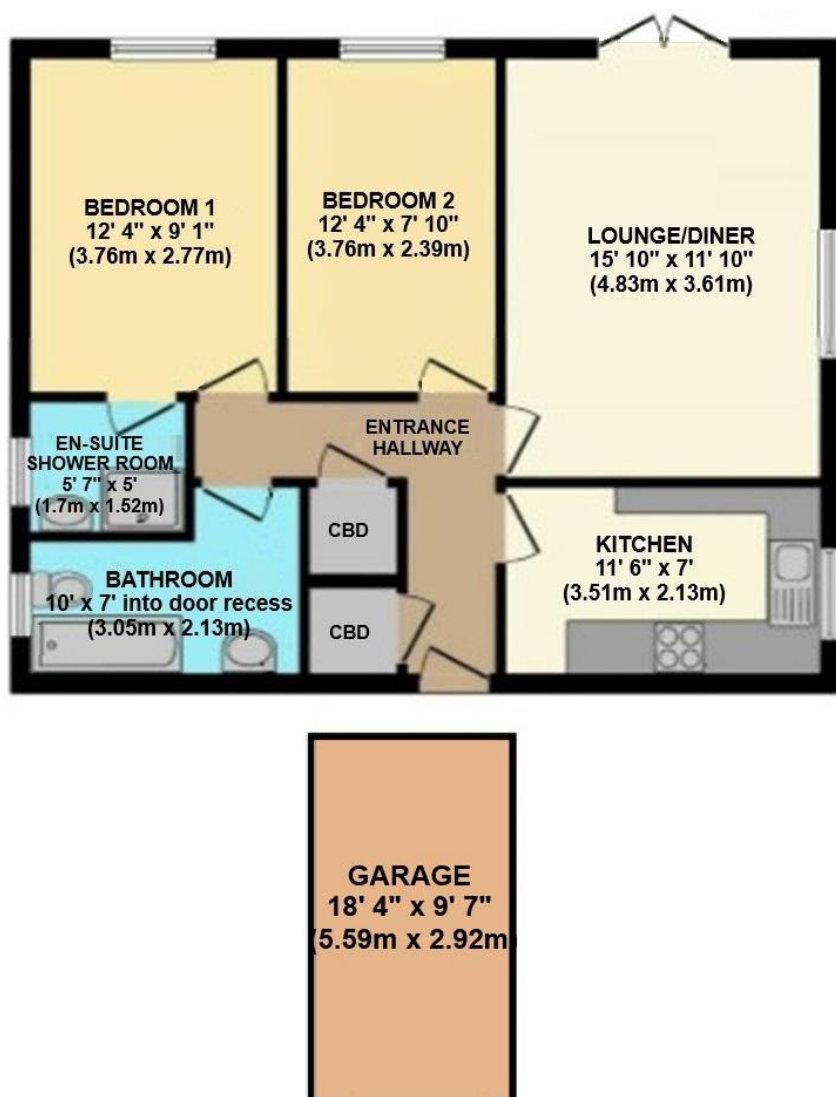
Externally the property is conveyed with an allocated off-road parking space and a garage with power/light

and there are also visitor parking spaces available.

The development is situated close to Westbourne with an array of shops, cafes, bistros and restaurants. You are also able to take a pleasant stroll through Bournemouth Gardens into the town centre and on to the beach

Maintenance: £2,500 pa. Ground Rent: TBC.

Lease: 159 years remaining. Sub-letting and pets are permitted.



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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