



Gardens Outlook
27 Surrey Road Westbourne
BH4 9HW

A spacious two double bedroom top floor flat
backing onto the Bournemouth Gardens & just a
few minutes from Westbourne.
£239,950

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this spacious and well presented, two bedroom top floor apartment which backs onto the Bournemouth gardens and provides a scenic walk through to Bournemouth Town Centre and the sea front. Also within easy reach is Westbourne village with its cafes, bars and restaurants alongside exclusive boutiques, independent traders and the usual High Street amenities including a Marks & Spencers Food Hall. There are excellent transport links with easy access by both road and rail to Southampton and London and an excellent public transport system including National Express running through Westbourne itself.

Carpeted communal hallways with **LIFT** and stairs lead to the top floor where the front door opens into the entrance hall with airing cupboard and entry phone system. The lounge/dining room is a good size with double glazed sliding patio door out onto the **LARGE SOUTH FACING BALCONY**. The kitchen has base & eye level units with spaces for appliances along with built in gas hob, extractor and electric oven under. Bedroom One has an excellent range of built in wardrobes and double glazed sliding patio door out onto the balcony. Bedroom two is an L shaped double bedroom also with built in wardrobe. The shower room is part tiled with a walk in shower cubicle, vanity unit with wash hand basin and cupboard under and low level WC. Finally there is a separate cloakroom which could potentially be turned into a shower room. There is a secure underground garage with allocated parking space plus outside spaces for visitors.

There are many attractive features including gas central heating, UPVC double glazing throughout, security entry phone system, lift and a share in the freehold. The property is well presented throughout and viewing is highly recommended to appreciate all this exceptional apartment has to offer.

Tenure: Share in the freehold with 999-year lease from 2008

Maintenance: Approximately £515.25 per quarter.

Council Tax: BAND C.

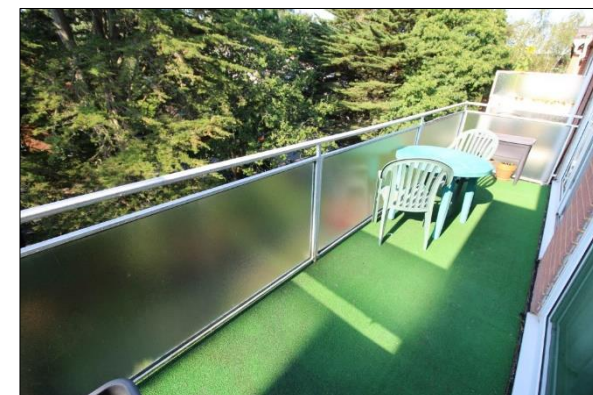
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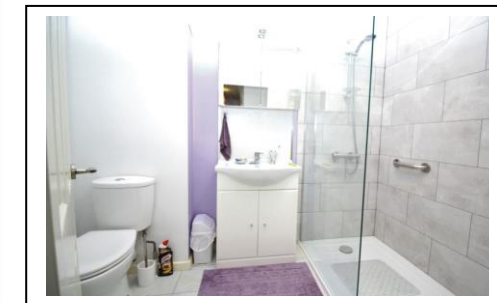
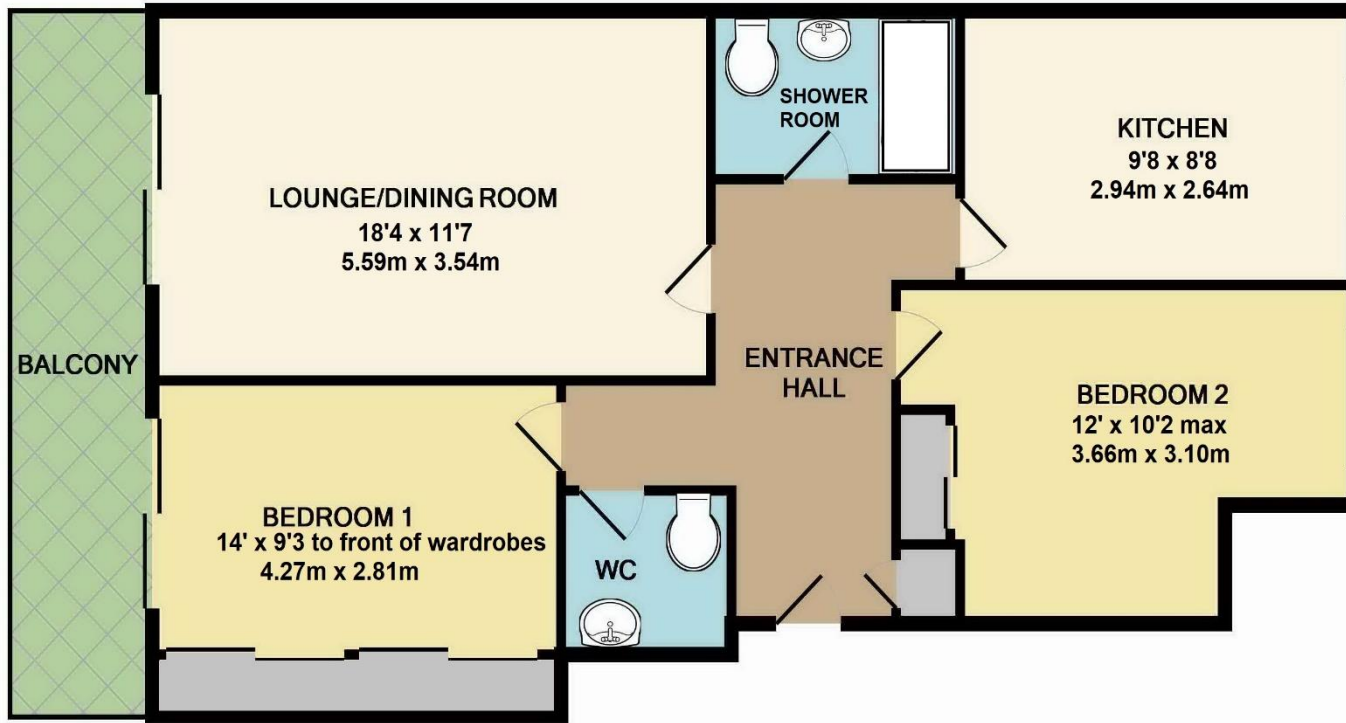
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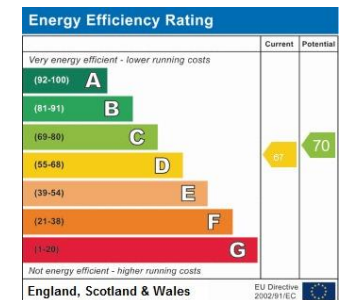
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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



PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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