



SILVERSPRINGS, 43 SURREY ROAD, BOURNEMOUTH, BH4

£300,000 LEASEHOLD

An immaculately presented and very spacious ground floor apartment situated in a modern purpose-built development with stunning views over the Bournemouth gardens that start at Coy Pond and lead all the way to the town centre and beach. The property offers contemporary accommodation throughout with a spacious terrace and secure underground parking.

Ground floor | Two double bedrooms | Large lounge | Contemporary Kitchen | South facing Terrace | Garden Views | Underground parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

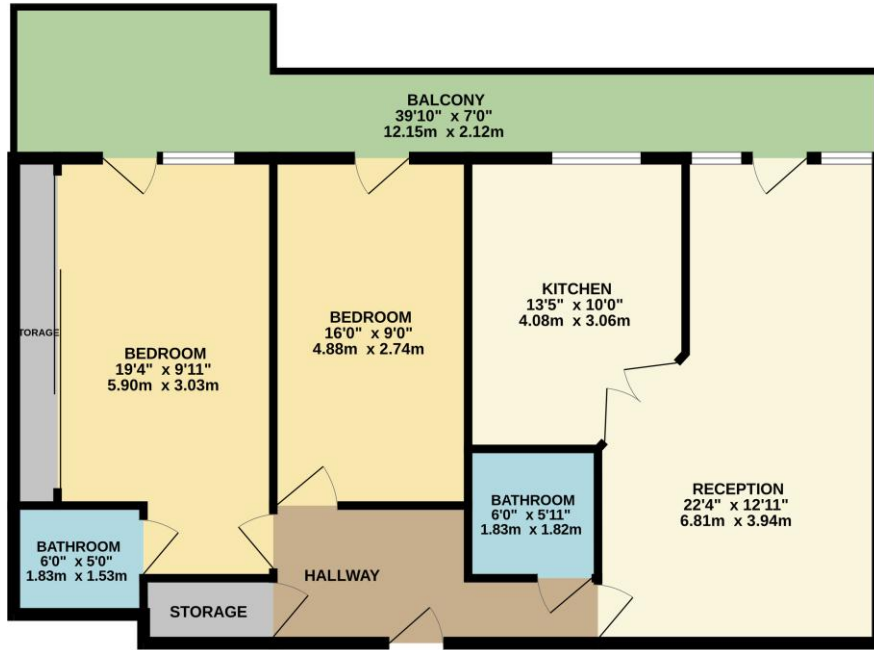
This stylish ground floor apartment in the sought-after location of Westbourne offers a comfortable and contemporary living space.

Featuring a large, sunny terrace with views overlooking Bournemouth Gardens, this property boasts two double bedrooms, a spacious lounge, and two modern bathrooms. Additionally, the apartment comes with an allocated underground parking space for convenience.

Situated near the bustling leisure and shopping facilities of Westbourne, residents can enjoy a variety of independent shops, bars, restaurants, and coffee shops. The area is also home to the tranquil Coy Pond Gardens, a popular spot for picnics and leisurely strolls.

Measuring 883 square feet, this property is ideal for those seeking a contemporary living space in a convenient location.

GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

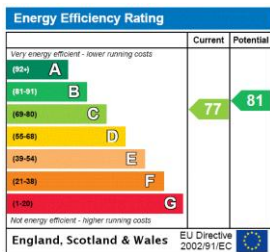
TENURE: Leasehold 167 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1306pa Ground Rent £500pa

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge
- Contemporary Kitchen
- South facing Terrace
- Garden Views
- Underground parking



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