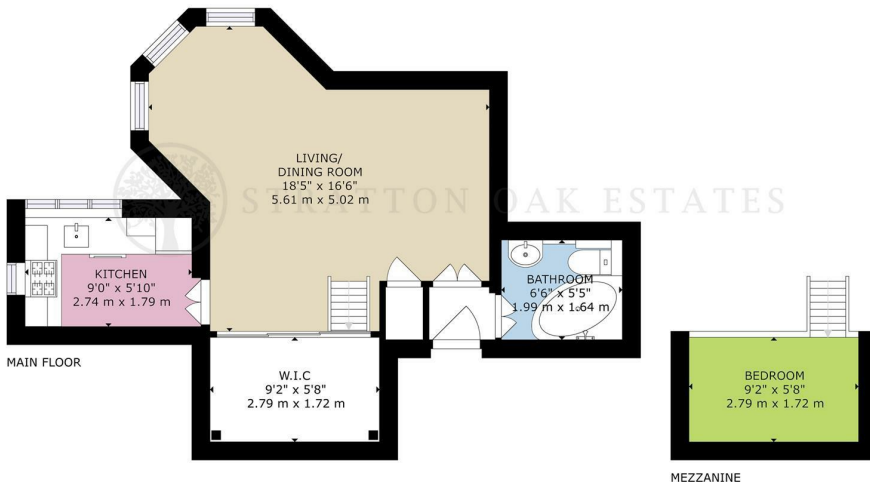




 1  1  1  E

3 Surrey Road, Bournemouth, BH2 6BP

Guide Price £110,000

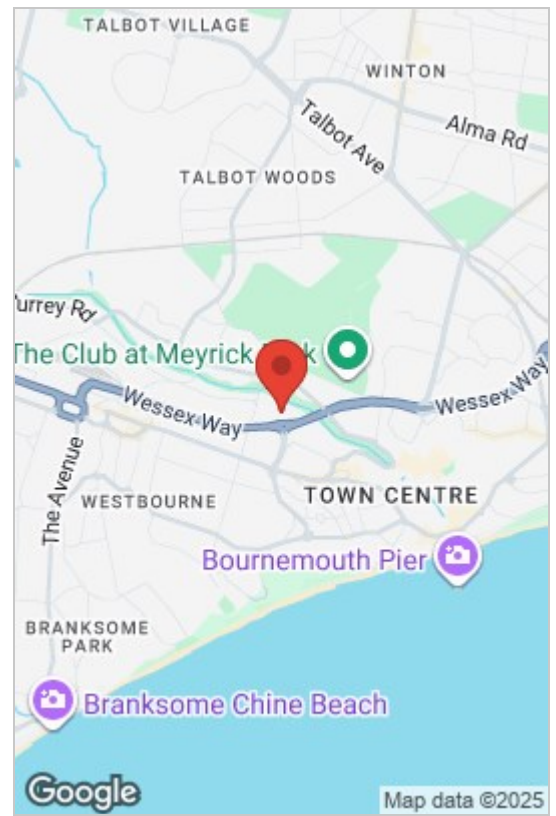


GROSS INTERNAL AREA
TOTAL: 442 sq.ft, 41 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



STRATTON OAK ESTATES



- Bright studio apartment with high ceilings and bay window
- Offered with no forward chain
- Share of freehold with long lease, parking permit and additional on-road parking
- Raised bed platform with versatile space beneath for work-from-home or storage
- Presented well throughout - ready to move into
- Prime Surrey Road location, close to Westbourne, Bournemouth town centre, Upper Gardens

Bright and characterful studio with a raised bed area and versatile space beneath for work or storage, plus modern kitchen and bathroom. Share of freehold, long lease, parking permit and on-road parking. Situated on sought-after Surrey Road, within easy reach of Westbourne, Bournemouth town centre, Upper Gardens, Meyrick Park and the award-winning sandy beaches.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.