



£180,000

Flat 2, 1008 Wimborne Road, Bournemouth, BH9 2DE



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River Stour

Full Description

A two bedroom GROUND FLOOR FLAT WITH OWN ENTRANCE in a NEW DEVELOPMENT of nine converted one, two and three bedroom apartments. This large CHARACTER BUILDING has been converted and finished to a HIGH SPECIFICATION with quality fixtures and fittings.

The ground floor flats have the benefit of their own private entrance. All the properties offer gas central heating, double glazing, quality kitchens with integrated appliances and fully tiled bathrooms/ shower rooms. Some of the flats feature high ceilings and unusual shaped windows. Situated in a convenient location in Moordown within easy reach of Castlepoint Shopping Centre and Redhill Park. There are a range of shops and restaurants nearby as well as excellent public transport links to Bournemouth Town Centre and surrounding areas. Easy access to The River Stour with its picturesque walks and Kingfisher Barn Visitor Centre.

Leasehold: New 125 Year Lease

Service Charge: Approx. £900 per annum

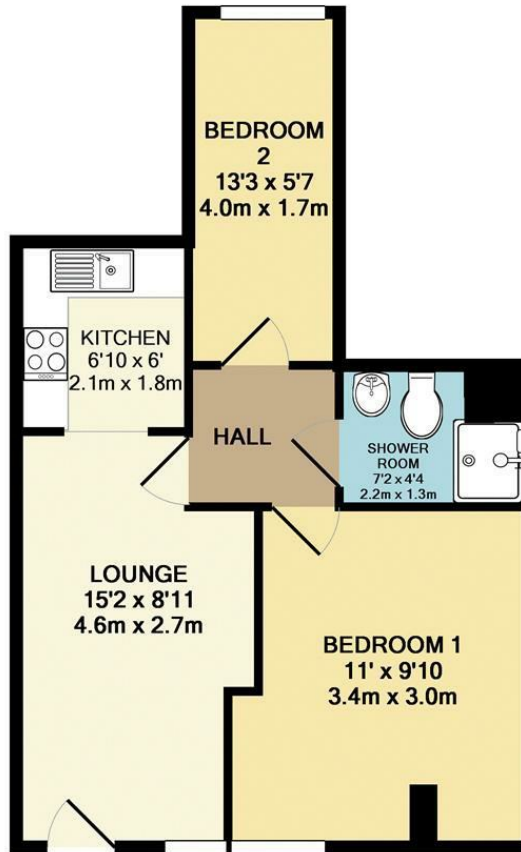
Ground Rent: £250 per annum

N.B. This property is available to purchase with tenants in situ, with the current tenants paying £800pcm.

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

FEATURES & SPECIFICATIONS

- Convenient location close to amenities
- Gas central heating & double glazing
- Ground floor with own entrance
- Ideal first home or 'buy to let' investment
- Modern fully tiled bathrooms/shower rooms
- New 125 Year Lease
- Pets permitted subject to freeholders permission
- Quality fitted kitchen with full range of integrated appliances
- Quartz stone work surfaces
- Short term holiday lets permitted subject to Freeholders permission

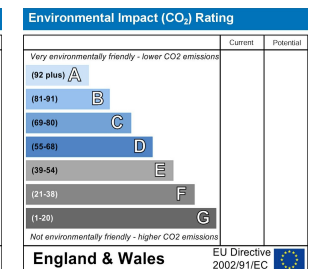
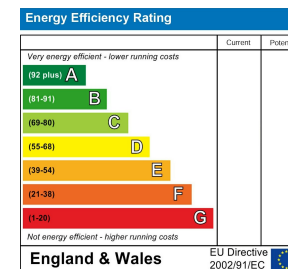


TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.0 SQ.M.)

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
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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



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