

FOR SALE



Wimborne Road, Bournemouth
Asking Price Of £265,000


MARTIN & CO



Wimborne Road, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £265,000

- IDEAL BUY TO LET
- TENANT IN SITU
- DOUBLE BEDROOMS
- JULIET BALCONY
- EN-SUITE SHOWER ROOM

Trinity Gate is a modern purpose built block of luxury flats that occupy a central location close to Bournemouth Centre where the famous pleasure gardens lead down to the promenade, Pier and award winning beaches. The development is approached via a set of electric gates and a video entry system.

This modern two bedroom first floor apartment is located close to town and within easy access to the Wessex Way in the sought after gated residence of Trinity Gate. It comprises a lounge with patio doors onto a Juliet balcony, kitchen with washing machine, dish washer and fridge freezer, family bathroom, master bedroom with en-suite and a good sized second bedroom. The property benefits from allocated off road parking for one car.

COMMUNAL ENTRANCE Enter via secure door into communal hallway providing access to all floors via stairs and lift

HALLWAY Smooth set ceiling with ceiling light points, wall mounted video entry, store cupboard with shelving, store cupboard housing boiler, wall mounted thermostat, double panel radiator, carpet flooring and access to all principle rooms



LIVING/DINING ROOM 17' 4" x 10' 5" (5.3m x 3.2m) Smooth set ceiling with ceiling lights inset, double glazed window to rear aspect and double glazed Juliet balcony. television, telephone and power points, double panel radiators and carpet flooring and painted walls.

KITCHEN 9' 10" x 6' 10" (3.0m x 2.1m) Smooth set ceiling with ceiling light point, double glazed window to side aspect and tiled splash backs. There is a range of matching wall and base units with rolled work surfaces over, gas hob with extractor hood over, fan assisted electric oven, stainless steel sink and drainer with mixer tap over, integrated washer/dryer, integrated fridge freezer and double panel radiator.

BEDROOM ONE 12' 5" x 8' 6" (3.8m x 2.6m) Smooth set ceiling with ceiling light point, fitted wardrobes, double glazed window to rear aspect, double panel radiator, television and power points, door to ensuite and carpet flooring.

ENSUITE Smooth set ceiling with ceiling lights inset, double walk in shower with chrome wall mounted controls and shower head over, wall mounted sink with mixer tap over, low level WC, shaver point, towel rail, tiled floor and extractor fan

BEDROOM TWO 12' 1" x 8' 6" (3.7m x 2.6m) Smooth set ceiling with ceiling light point, double glazed window to rear aspect, fitted wardrobe, double panel radiator, power points and carpet flooring.

BATHROOM 5' 10" x 5' 6" (1.8m x 1.7m) Smooth set ceiling with ceiling lights inset, extractor fan, white panel bath with mixer tap over and shower head attachment over with wall mounted shower controls and glass shower screen, wall mounted sink with mixer tap over with vanity unit providing storage, low level WC, tiled floor, white heated towel rail and shaver point.



PARKING There is one allocated parking space within this gated development.

Tenure: Leasehold.

Length of Lease: 150 years from 1 January 2004.

Years remaining: 131 years.

Annual Service Charge: £1,050.

Annual Ground Rent: £150.

Council Tax Band C.

DISTANCES:

20 mts to A338 Wessex Way

400 mts to Meyrick Park & Golf Course

750 mts to Award-Winning Sandy Beaches

750 mts to Bournemouth Pier

750 mts to Bournemouth High Street

4.0 km to Castle Point Shopping Centre

7.0 km to Bournemouth International Airport

8.0 km to Hengistbury Nature Reserve

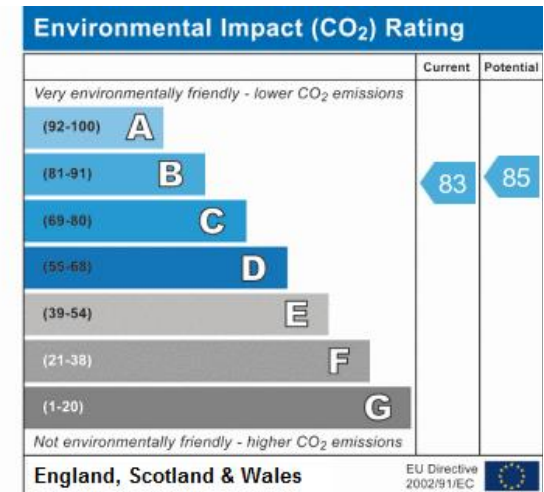
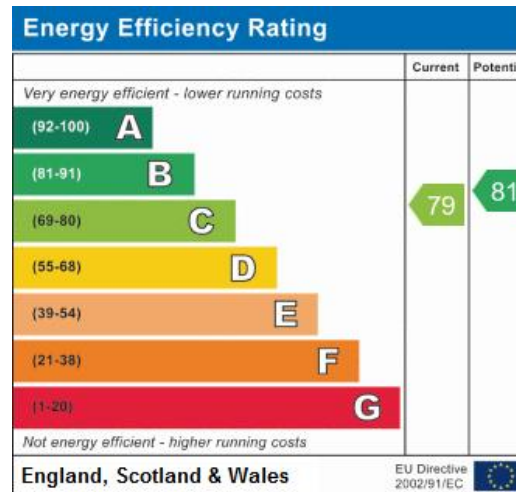
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

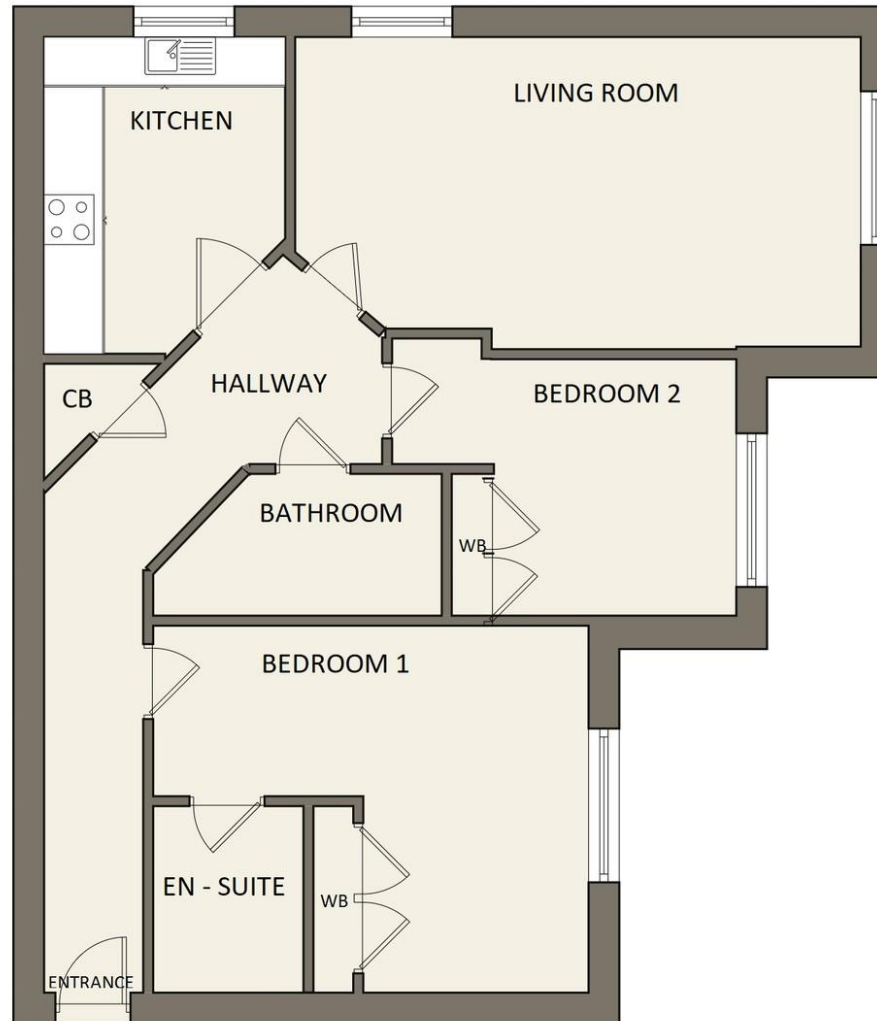
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

