

Wimborne Road

Bournemouth, BH9 2EX

OIEO £150,000

- Share of Freehold
- 994 year Underlying Lease
- Total Floor Area of 38 Sq.M
- Modern Fitted Kitchen & Bathroom
- On Point Decoration
- Potential To Improve
- Communal Bike Store
- No Forward Chain



HOUSE & SON

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A unique studio apartment. Situated within the stunning period property conversion of "The Old Fire House" on Wimborne Road. Access is provided via a well-maintained communal entrance hallway. With stairs to the second floor, this property occupies a space with the roofline.

However, this is not the typical "flat within the eaves." This gargantuan studio apartment has a total floor space of 38 sq. metres. Furthermore, the ceiling height adds to this sense of space, with an almost church-like feeling of space, measuring 11'10.

The property is well appointed, with on-point fixtures, fittings, décor and amenities, including the roomy and chic shower room. Other benefits include share of freehold with a 994-year lease, gas central heating, C-rated EPC and high-performance glazing. Furthermore, this property is offered for sale fully furnished.

Located, on the aforementioned, Wimborne Road, this property is close to local shops, restaurants and transport links. Bournemouth University and the Arts University Bournemouth are both within walking distance. Poole College, Castle Point Shopping Centre, The Royal Bournemouth Hospital, JP Morgan and The AECC University College are all but a short cycle or bus journey away.

COMMUNAL ENTRANCE

Secure intercom system. Stairs to second floor.

PRIVATE ENTRANCE

Individual front door off landing.

ENTRANCE HALL

5' 6" x 5' 5" (1.68m x 1.65m)

A video intercom handset, a cupboard housing a gas fired combination boiler and electric units. With access into the shower room and open planned living area. Potential for overhead storage.

SHOWER ROOM

8' 6" x 5' 6" (2.59m x 1.68m)

A contemporary shower room, with a white three piece suite comprising a double walk-in shower tray, with a glass enclosure and a chrome T-bar shower, toilet, a wash hand basin, with floating taps over and inset into a vanity stand, part tiled walls, vinyl flooring and an extractor fan. Wire locker-style storage unit

included.

KITCHEN/LOUNGE/BEDROOM

25' 5" x 14' 10" (7.75m x 4.52m)

11'10" ceiling height. A spacious living accommodation comprising of modern fitted kitchen with integrated appliances, living area, bedroom area and study/work from home space. Two feature windows, one to the front and one to the side. Desk and desk chair are included.

OPEN PLANNED LIVING AREA

Comprises: -

KITCHEN AREA

A modern fitted kitchen with integrated fitted appliances, including an electric fan oven, with four ring gas hob and an extractor fan over, under counter fridge, freezer, washing machine, ample work surface, inset stainless steel sink, with a drainer to the side and a mixer tap over and a tiled splash back. There is a double glazed

skylight to the side with a blackout blind.

LOUNGE AREA

A spacious lounge area, with media points and a radiator. The sofa, coffee table, media unit, bookshelves, coat/shoe-storage are all included.

BEDROOM AREA

A four door wardrobe, with two mirrored doors, providing ample storage, a UPVC double glazed bay window to the front with blackout blinds, with a radiator underneath, which makes an ideal vanity space and provides scenic views of the high street and further afield. Double bed, vanity table and vanity chair are included.

OUTSIDE

Gated access, with a pathway leading to the communal entrance and bike and bin stores to the side.

BIKE SHED

A secure communal bike shed with an automatic light.

TENURE

Share of Freehold.

Lease - approximately 994 years remaining.

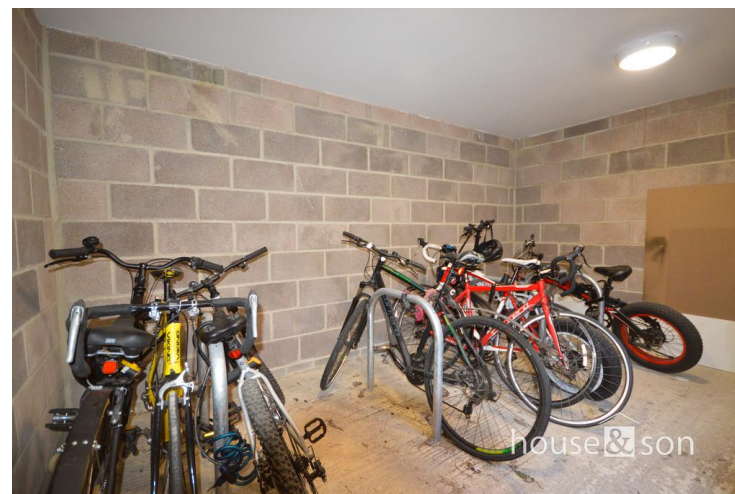
Maintenance - approximately £1,200 per annum.

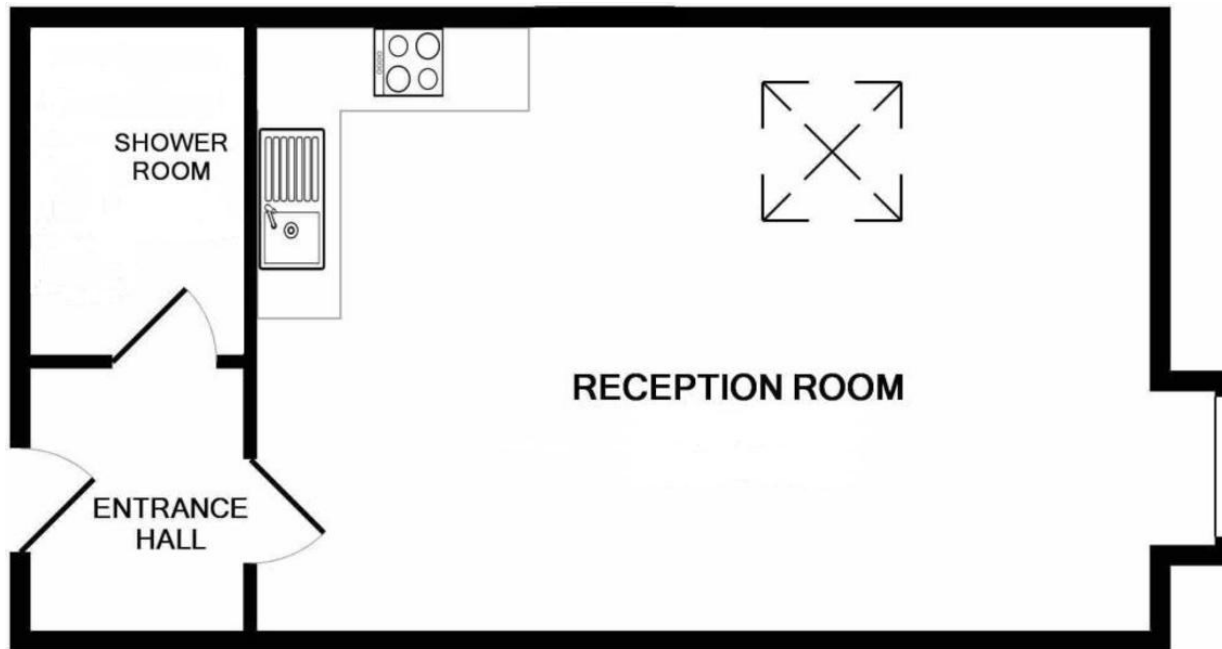
EPC - C

AGENTS NOTE

Enquiries have been made as to the prospect of installing either a mezzanine level, or building a stud partition to create a separate bedroom. In both instances, the input of a structural engineer would be required before consent could be granted. However, should a structural engineer confirm that the building can safely accommodate the extra load, then a license can be granted for such works.

All enquiries, costs, remedial works and licenses, would be borne by the purchaser/owner and the managing accepts no liability. Please note, there may be additional unforeseen costs.





COUNCIL TAX BAND

Tax band A

TENURE

Share of Freehold – 994 Year Lease
(approx.)

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

[English](#) | [Contact](#)

Energy performance certificate (EPC)

File # The Old Post House 202-04 Bournemouth Road BH9 2JH 2022	Energy rating C	Valid until 13 October 2028 Certificate Number 8067-3676-7668-6091-6015
Property type	Top-floor flat	
Total floor area	38 square metres	

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements