



house & son

Wimborne Road

Bournemouth, BH9 2EX

£170,000

- One-bedroom apartment
- Open-plan kitchen and living area
- Modern bathroom
- Spacious bedroom
- Characterful features
- Central location
- Close to shops and cafes
- Excellent transport links



HOUSE & SON

We are pleased to offer for sale this well-presented one-bedroom first floor apartment, forming part of The Old Fire House – a distinctive and characterful period conversion situated on Wimborne Road, in the heart of Winton.

The accommodation extends to approximately 54.2 square metres (583 square feet) and is arranged to provide a spacious reception room, separate double bedroom, and a modern shower room. Large feature windows in the living space allow excellent natural light, and the generous proportions create a sense of comfort rarely found in one-bedroom apartments.

The apartment is accessed via a secure communal entrance with well-kept shared hallways, and residents also benefit from a communal bike shed. Parking is available nearby on-

street and within local car parks.

Location:

The property occupies a highly convenient position within Winton, with a wide range of amenities nearby including supermarkets, cafés, restaurants, and independent shops. Regular bus routes operate along Wimborne Road, providing straightforward access to Bournemouth town centre, Poole, and beyond. Bournemouth University (Talbot Campus) is within easy reach, making this an attractive option for both owner-occupiers and investors.

Accommodation

Communal Entrance – Secure intercom system, stairs to first floor.

Private Entrance – Individual front door into:

Hallway – Providing access to all principal rooms.

Reception Room – 20'2" x 18'2" (6.1m x 5.5m)

A substantial open-plan space, ideal for living, dining, and kitchen use, with scope to create distinct zones for relaxation, entertaining, and working from home.

Bedroom – 14'1" x 11'5" (4.3m x 3.5m)

A generously proportioned double bedroom.

Shower Room – Modern three-piece suite with walk-in shower, wash hand basin, and WC.

Outside – Gated access to communal entrance. Secure bike and bin stores to the side.

Tenure & Maintenance

Tenure: Share of Freehold

Lease: Approximately 994 years remaining

Ground Rent: £0

Maintenance: Approximately £1,200 per annum

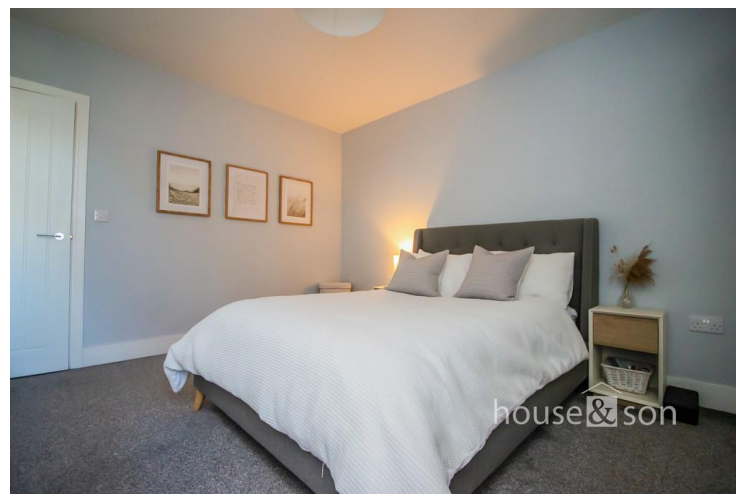
EPC Rating: C

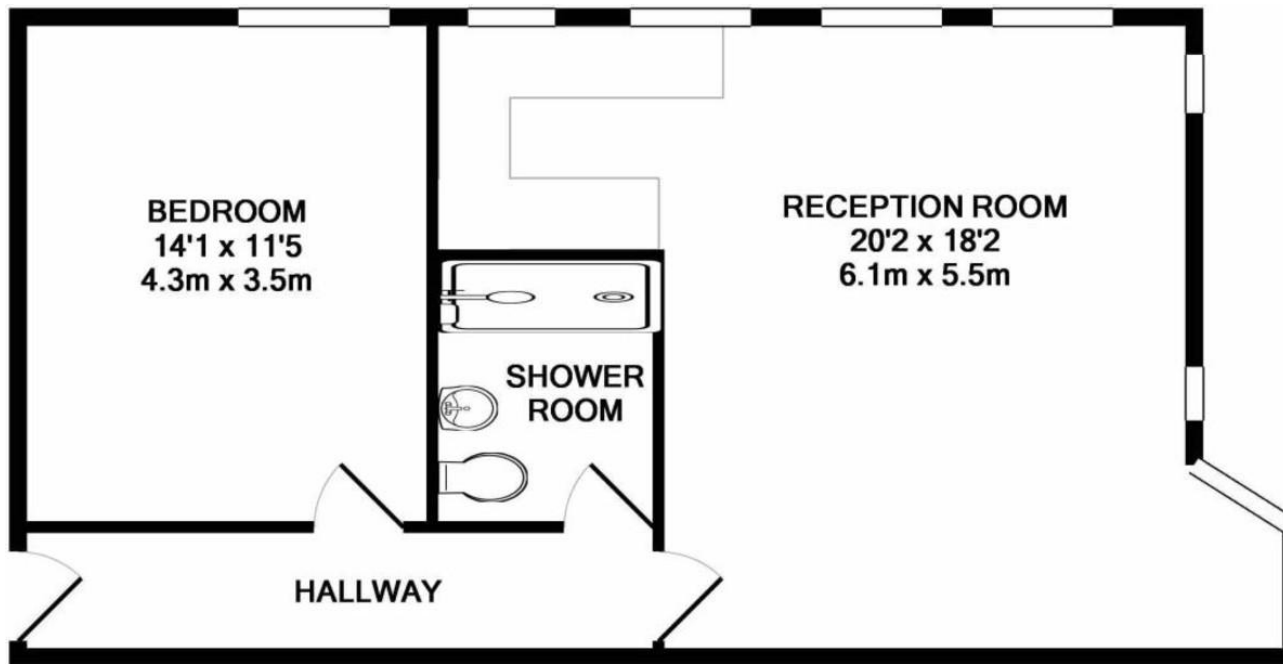
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





TOTAL APPROX. FLOOR AREA 583 SQ.FT. (54.2 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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COUNCIL TAX BAND

Tax band A

TENURE

Share of Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Find an energy certificate (i)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 1 The Old Fire House 305-306 Wimborne Road BOURNEMOUTH BH9 2EX	Energy rating C	Valid until 15 October 2029
	Certificate number 8561-7230-6440-0736-2098	

Property type	Mid-floor flat
Total floor area	55 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