







## HOUSE & SON

A bright and spacious first-floor apartment with a share of the freehold, generous living space, and a private south-facing courtyard, a true turnkey home in a sought-after location.

A one-of-a-kind, purpose-built first-floor apartment that enjoys a share of the freehold, a long underlying lease of approximately 996 years remaining (The lease is 999 years from 3rd May 2023), great outdoor spaces and generous accommodation throughout.

The property benefits from a private entrance leading into a welcoming reception hallway with ample space for coats, shoes and additional storage, with stairs rising to the first-floor landing.

The master bedroom is an excellent size, featuring a built-in storage cupboard and a large picture window to the front aspect.

The kitchen has been tastefully fitted with a range of modern wall-mounted and base units, providing excellent storage, including a further large built-in storage cupboard, complemented by matching worktops and upstands. There is an integrated electric oven with a four-ring hob over, vinyl flooring, and a large picture window to the eastern elevation. The kitchen opens directly onto the spacious lounge/diner, which, being south-facing, benefits from a wealth of natural light through the picture window.

The bathroom is presented in good order, fitted with a modern white three-piece suite comprising a P-shaped bath with a glass shower screen and shower over, a low-level WC, and a wash hand basin with storage below. The bath area is finished with contemporary wall tiling and a matching splashback to the wash hand basin, with vinyl flooring, an extractor fan, and an obscure UPVC double-glazed window to the side.



Externally, there is a shared driveway to the side leading to garages positioned at the rear of the south-facing garden, with provision for parking in front of our garage, which is located on the left-hand side. In addition, this apartment benefits from a sunlit courtyard space, ideal for relaxing or enjoying a barbecue.

All in all, this is a turnkey property offered in good decorative order and well maintained by the current owner, with notable improvements including a new gas-fired combination boiler fitted in 2022 and replacement windows to the front and side in 2021.

Conveniently positioned within easy reach of local amenities, bus routes and open recreation spaces, this apartment offers excellent value and comfort. Contact House & Son today to arrange your viewing.

**Room Measurements (Approximate):**

Master Bedroom – 12'2" x 12'2" (3.71m x 3.71m)

Lounge/Diner – 15'1" x 11'5" (4.60m x 3.48m)

Kitchen – 10'2" x 8'10" (3.10m x 2.69m)

Bathroom – 8'1" x 5'8" (2.46m x 1.73m)

**Disclaimer:**

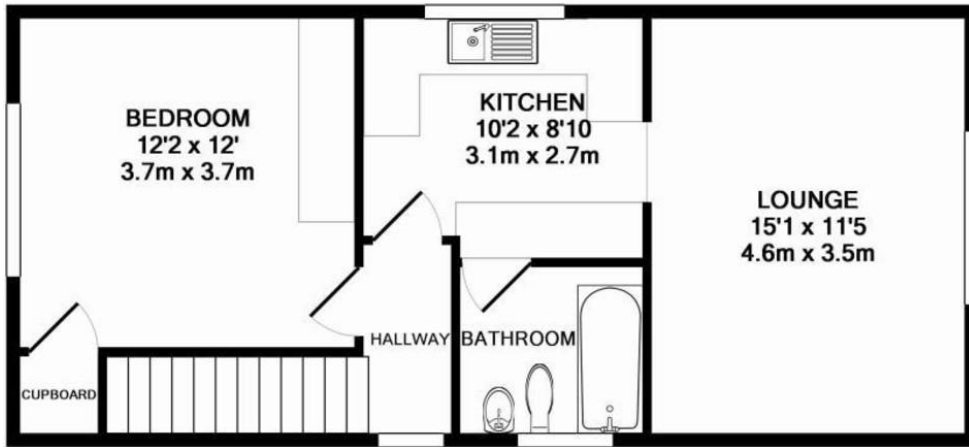
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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 512 SQ.FT. (47.5 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  
Made with Metropix ©2016



Find an energy certificate (/)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

149, Markham Road BOURNEMOUTH BH9 1JD	Energy rating	Valid until:	3 February 2026
	<b>D</b>	Certificate number:	0548-8030-7272-4826-3934

Property type

Top-floor flat

348 Wimborne Road, Bournemouth,  
Dorset, BH9 2HH

[www.houseandson.net](http://www.houseandson.net)  
01202 244844  
[winton@houseandson.net](mailto:winton@houseandson.net)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.