



**Edgehill Road, Bournemouth BH9 2PH**

**welcome to**

**Edgehill Road, Bournemouth**

A bright and spacious two bedroom ground-floor flat in the heart of Winton, featuring a shared rear garden, modern interiors, and a long lease. Ideally positioned for schools, parks, transport links, and Winton High Street, this property is perfect for first-time buyers, downsizers, or families.





### Entrance Hall

### Kitchen

9' 3" x 9' 2" ( 2.82m x 2.79m )

### Lounge

13' 5" x 10' 6" ( 4.09m x 3.20m )

### Bedroom 1

13' 3" x 12' ( 4.04m x 3.66m )

### Bedroom 2

9' 2" x 7' 7" ( 2.79m x 2.31m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Edgehill Road, Bournemouth

- GROUND FLOOR FLAT
- NO FORWARD CHAIN
- 152 YEAR LEASE - PEPPERCORN GROUND RENT
- SHARED REAR GARDEN
- TWO BEDROOMS

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 50.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/WTN110870](https://fox-and-sons.co.uk/Property/WTN110870)



Property Ref:  
WTN110870 - 0006

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