



house & son

Wimborne Road

Bournemouth, BH3 7AN

£179,950

- 19ft Living Room
- Dining Area
- Separate Modern Kitchen
- Modern Bathroom
- Second Floor Purpose Built Apartment
- Garage
- No Forward Chain
- Walk in Distance to High Street Shops and Facilities



HOUSE AND SON

House and Son are delighted to be able to offer for sale this spacious purpose built second floor apartment. Benefits include 19ft living room and additional dining area, modern fitted kitchen and bathroom, double bedroom with built in wardrobes, UPVC double glazing and garage. The property is situated in a much sought after residential area being within level walk to high street shops and facilities at Winton high street. Bournemouth town centre and Bournemouth University are also within close proximity. The property is also offered with no forward chain.

COMMUNAL ENTRANCE

Intercomentry system. Stairs to second floor. Door to

ENTRANCE HALL

Intercom handset, telephone point, built in storage housing fuse box etc, hanging space.

LIVING/DINING ROOM

17' 9" x 12' 5" (5.41m x 3.78m)

Electric heater, UPVC double glazed window to front, coved and textured ceiling.

DINING AREA

7' 1" x 6' 6" (2.16m x 1.98m)

UPVC double glazed window to front, serving hatch to kitchen.

KITCHEN

7' 5" x 7' 4" (2.26m x 2.24m)

Single bowl single drainer sink unit inset roll top work surfaces with high gloss finish range of base units and drawers, space and plumbing for washing machine, space for fridge/freezer, integrated electric oven, grill and four ring hob, range of matching wall mounted cupboards, tiled splashback, tiled floor, UPVC double glazed window to side, smooth and coved ceiling.

BEDROOM

12' 10 to wardrobe" x 12' 8" (3.91m x 3.86m)

UPVC double glazed window to rear, range of floor to ceiling wardrobes with mirror doors, hanging and shelving, electric heater, coved and textured ceiling.

BATHROOM

White suite comprises "P" shaped bath with mixer shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, UPVC double glazed frosted window to side, wall mounted cabinet, walk in airing cupboard housing hot water tank and shelving.

OUTSIDE

Communal front and rear gardens.

GARAGE

Garage in block, up and over door.

TENURE

Approximately 159 years remaining.
175 years from 25th March 2008.

GROUND RENT

£175.00 per annum.

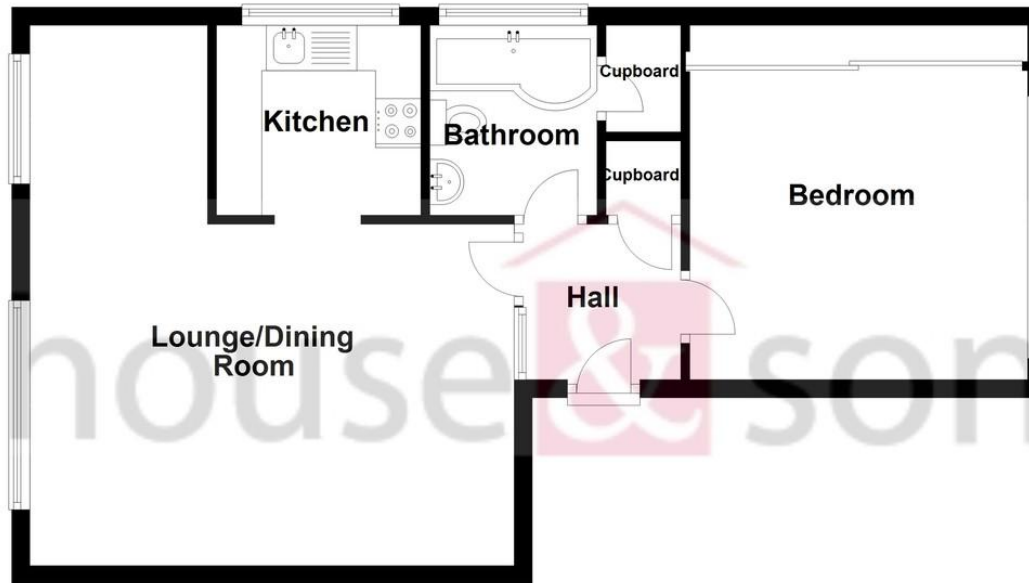
SEVICE CHARGE

£1,911.33 per annum



Top Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



Total area: approx. 54.1 sq. metres (582.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold – approximately 159 years remaining

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

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

Energy performance certificate (EPC)

Full EPC for Bournemouth Road Bournemouth BH9 2HH	Energy rating D	Issue date 8 August 2024
		Certificate number 0000-3453-0480-2764-8011

Property type	Top-floor flat
Total floor area	54 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 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