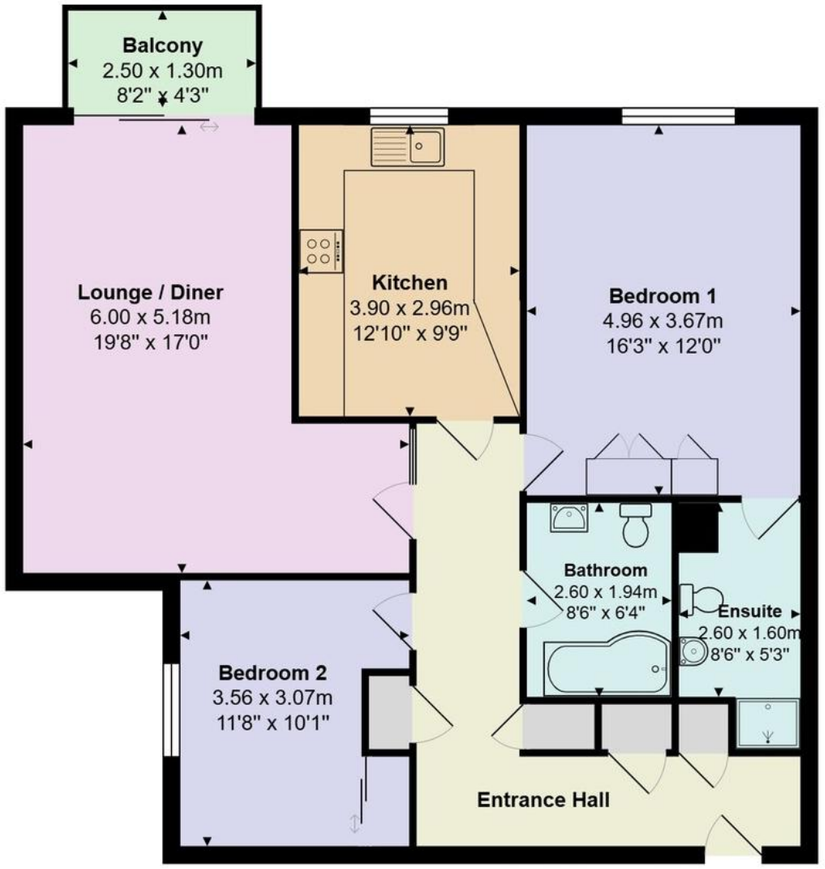
Property Location
Wimborne, Bournemouth

Combining excellent local amenities, established residential surroundings and convenient transport links, Wimborne Road represents a practical and desirable location for homeowners, first-time buyers and property investors alike. The bustling shopping areas of Winton and Moordown provide an extensive selection of independent retailers, supermarkets, cafés, restaurants, banks and other essential services. The surrounding neighbourhoods also offer access to schools, recreational facilities and green spaces.



Total Area: 93.0 m² ... 1001 ft² (excluding balcony)

All measurements are approximate and for display purposes only







Wimborne Road, Bournemouth

Asking Price Of £260,000

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Key features:

- Very Long Lease
- Two Bed Apartment
- Double Bedrooms
- Located on First Floor
- Two Bathrooms
- Private Balcony
- Communal Gardens
- New Modern Kitchen
- En-Suite Bathroom
- Close to Town Centre
- Prime Location
- Gas Central Heating
- Private Garage



Why you'll like it

Situated within the highly desirable residential area of Dean Park, this generous first-floor apartment offers a spacious accommodation within walking distance of Bournemouth Town Centre and its extensive range of shops, restaurants and amenities. Extending to approximately 93 sqm the apartment boasts an impressive double-aspect living room, providing ample space for a three-piece suite and a dining area. Patio doors open directly onto a private balcony, offering an inviting outdoor space enjoying the beautifully maintained communal gardens. The modern fitted kitchen is thoughtfully designed with a complete range of wall and base units, incorporating an integrated double oven, electric hob, inset sink and concealed lighting. Further benefits include generous worktop space, provision for additional domestic appliances and discreet storage solutions for pantry essentials and recycling.

The principal bedroom is generously proportioned and benefits from a fitted wardrobe, attractive views overlooking the communal gardens and en-suite shower room, comprising a shower enclosure, wash hand basin, WC and sensor-operated illuminated shaving mirror. The second bedroom offers versatile accommodation, with sufficient space for bedroom furnishings and a study desk if required. A stylish family bathroom serves this bedroom and features a curved bath with thermostatic shower, wash hand basin and WC.

Further advantages include a garage, gas central heating and excellent storage facilities, comprising four internal storage cupboards, together with an additional communal storage closet conveniently situated within the communal hallway. This impressive apartment presents an excellent opportunity for those seeking a spacious home within one of Bournemouth's most sought-after residential neighbourhoods.







Agent's Notes:
Tenure: Leasehold
Lease: 999 years 1 December 2003
Years Remaining: 976
Annual Service Charge: £2,000
(Including water bill)
Annual Ground Rent: £NIL
Council Tax Band: D | EPC: C
Pets & Holiday Lets: Not permitted

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.
AML CHECKS:
All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.









