





Property Description

A well-presented two-bedroom first floor flat offered with the rare benefit of no service charge, making it an ideal first-time purchase or investment opportunity.

The property boasts two generous double bedrooms, providing ample space for both comfortable living and home working if required. The bright and airy living accommodation offers a welcoming atmosphere, while the layout ensures a practical flow throughout.

One of the standout features is the private rear garden which was originally off road parking, a fantastic addition for a first floor apartment, perfect for relaxing, entertaining or creating your own outdoor retreat.

Situated in a convenient and popular location, the property benefits from excellent access to local amenities, transport links and Bournemouth's town centre.

Entrance Hall

Radiator, side aspect double glazed window, laminate flooring.

Cloakroom

Side aspect double glazed window, tiled walls, low level WC and wash hand basin.

Lounge

Carpeted room with radiator and chimney breast. Side aspect double glazed windows.

Kitchen

10' 3" x 9' 10" (3.12m x 3.00m)

A range of white, high gloss, wall and base units with worktop over. Tiled splashback. Integrated induction hob with extractor hood and electric oven integrated beneath. Space for freestanding dishwasher and fridge/freezer. Side aspect double glazed window.

Utility Room

5' 7" x 6' 7" (1.70m x 2.01m)

Side aspect skylight and wall mounted combination boiler.

Bedroom One

14' 4" MAX x 13' 2" MAX (4.37m MAX x 4.01m MAX)

Carpeted room with radiator and front aspect double glazed bay windows.

Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m)

Carpeted room with radiator and front aspect double glazed window.

Bathroom

Tiled floor to ceiling with integrated bath and walk in shower cubicle. Low level WC and wash hand basin with ladder radiator. Side aspect double glazed window.

Front Garden

Part concrete, part artificial lawn.

Rear Garden

Previously utilised as parking now offered with artificial lawn and a shed with rear gate access.

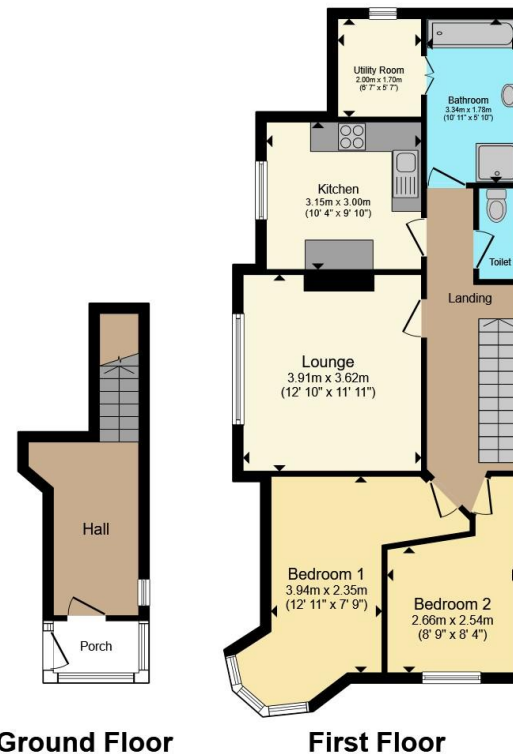
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 76.4 m² (822 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307793

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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