

Flat 19 Statum, 2 Wootton Mount, Bournemouth, BH1 1AY
Guide Price £215,000 Leasehold

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***Town Centre Views* Bournemouth**

Guide Price £215,000

A Modern Town Centre Apartment | Panoramic View Across Bournemouth Town | Built in 2019 | Lift | Open Plan Living /Dining/Kitchen | Double Bedroom with Built In Wardrobes | A Superb Balcony | Fully Tiled Modern Bathroom | Electric Heating | Parking via Permit / Long Lease / AirBnB permitted



1



Flat



1



37.2m2

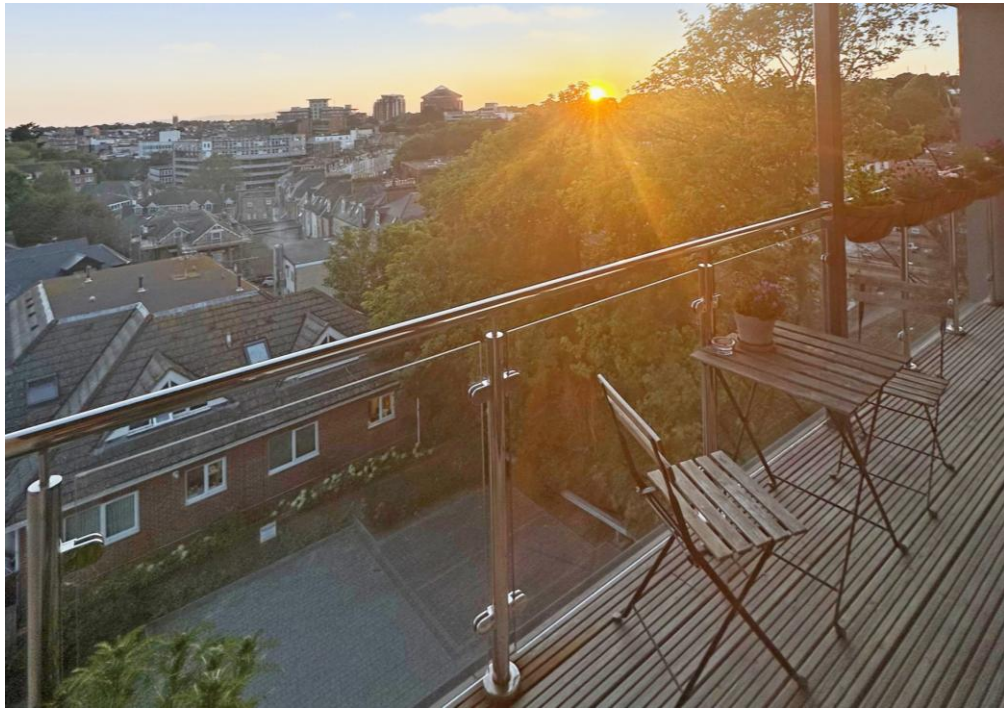


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Leasehold





Town Centre Views Bournemouth

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This modern well-proportioned apartment is situated in a prime central Bournemouth location on the 4th floor, accessible by lift, and boasts impressive views overlooking Bournemouth Town Centre. The layout briefly includes an entrance hall leading to an open-plan living and dining area with a contemporary kitchen.

The apartment also features a generously sized west-facing balcony ideal for unwinding and hosting guests. The bedroom includes built-in wardrobes and has direct access to the balcony. The bathroom is fitted with a modern white suite and is fully tiled. The apartment has the benefit of parking via a permit at no additional charge. Notably, AirBnB rentals are permitted, making this an excellent investment opportunity. Statum is located on Wootton Gardens, which can be found off Old Christchurch Road. The area offers a wide selection of beaches, restaurants, bars, cafes, and convenience stores, and Bournemouth Central Station is within easy reach.

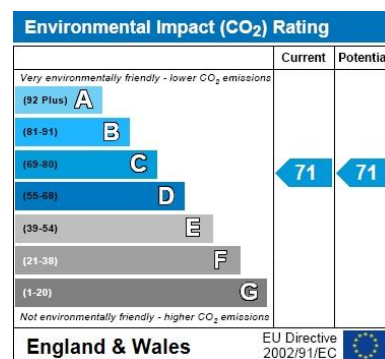
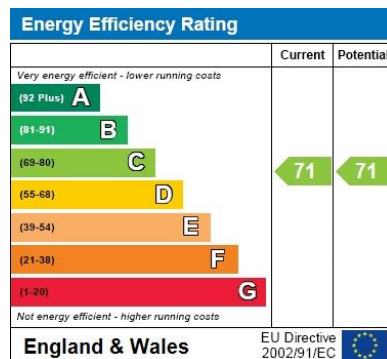
Service charge £739.22 per half year

Ground Rent : £175.00

Lease: 130 years from 2019

Council Tax Band B

EPC Rating C



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If you would like to book a viewing or find out how much your property is worth please contact us

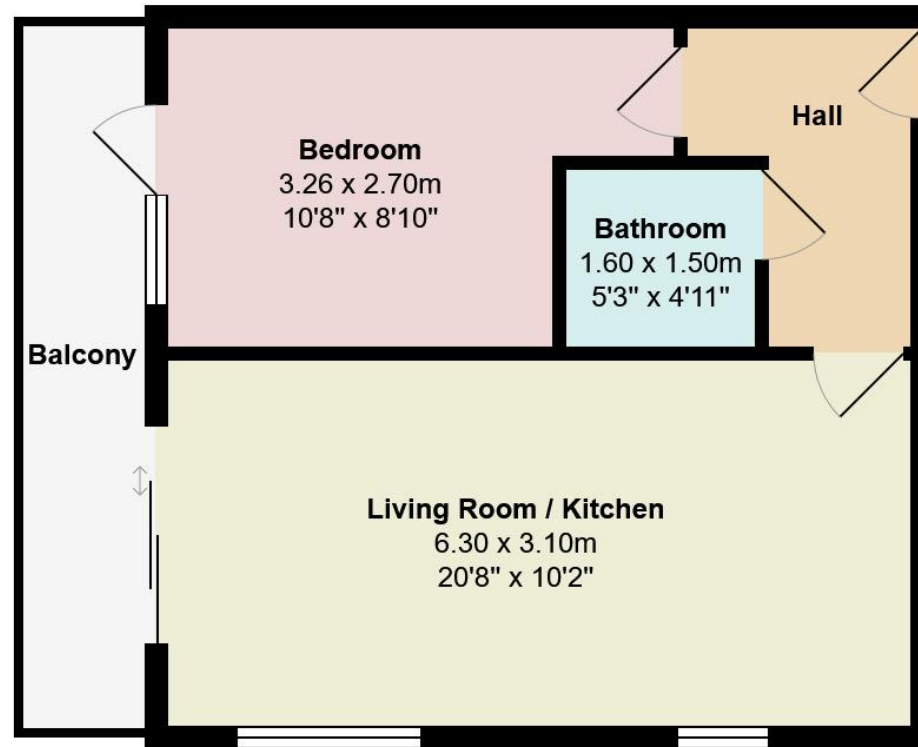
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Total Area: 37.3 m² ... 401 ft² (excluding balcony)

All measurements are approximate and for display purposes only