

for sale

offers in excess of **£270,000** Leasehold



The Linen Quarter Castle Road Bournemouth BH9 1PH

This stunning contemporary apartment with over 8 years left on the NHBC is located just off Wimborne Road in Winton and would make an ideal first time buy or an investment property. This property boasts 2 double bedrooms, and a large south facing balcony. Please call to book a viewing.



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Property Details

Entrance 24' 9" x 3' 10" (7.54m x 1.17m)

Karndeian flooring. Doors to:- Wall mounted entry system

Cloakroom

Cupboard with space and plumbing for washing machine. Hot water system.

Lounge 17' 3" x 10' 10" (5.26m x 3.30m)

Karndeian flooring. Window to side with double glazed doors which open on to the south facing balcony.

Kitchen 9' 8" x 6' 8" (2.95m x 2.03m)

Fitted kitchen with a range of wall and base units incorporating a sink drainer with marble worksurfaces over. Splashback tiles. Built in electric oven with hob and cooker hood over. Built in dishwasher.

Bedroom One 13' 2" x 8' 2" (4.01m x 2.49m)

Window to front. Wall mounted heater.

Bedroom Two 8' 2" x 12' 10" (2.49m x 3.91m)

Window to front. Radiator. Airing cupboard

Bathroom

Suite comprising panel enclosed bath with shower over, WC and wash hand basin. Tiled floor and tiled walls.





To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
BOURNEMOUTH BH9 2AT

Tenure: Leasehold

EPC Rating: B

Property Ref: WIN306792 - 0008

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold fees.

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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