



Connells

Gracie Court Wimborne Road
Bournemouth



Property Description

Situated on the popular Wimborne Road in the sought-after area of Northbourne, this spacious two double-bedroom apartment offers close proximity to supermarkets, restaurants, and excellent schools.

Upon entering the property via a secure phone entry system, you are welcomed into a generous living space. The kitchen is equipped with both wall and floor units, as well as integrated units which include a fridge, freezer, washer/dryer, and dishwasher, while the separate lounge area is bright and inviting.

Both double bedrooms are well-proportioned, with the master bedroom featuring an en-suite shower room. The family bathroom is complete with a shower over the bath, WC, and sink.

Additional features of this property include double glazing, gas central heating, off-road allocated parking, as well as loft access which provides ample space, mirroring the footprint of the flat.

Lounge/Diner

11' 7" x 14' 5" (3.53m x 4.39m)

Kitchen

10' 5" x 7' 9" (3.17m x 2.36m)

Bedroom 1

11' x 13' 9" (3.35m x 4.19m)

Bedroom 2

8' 1" x 11' 7" (2.46m x 3.53m)

Bathroom

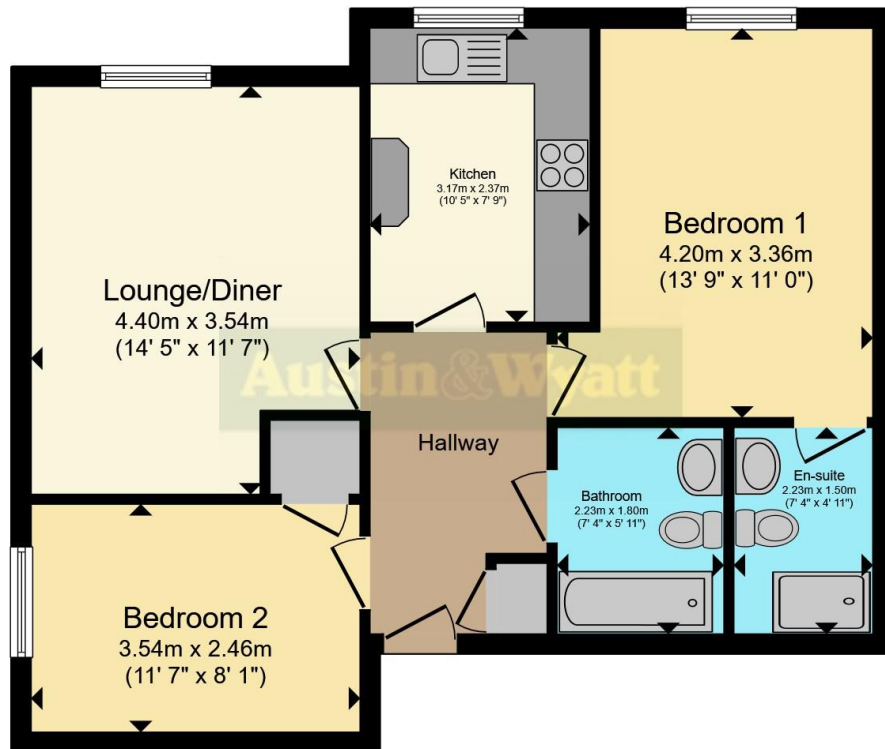
7' 4" x 5' 11" (2.24m x 1.80m)

Ensuite

7' 4" x 4' 11" (2.24m x 1.50m)







Total floor area 60.5 m² (652 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.focalagent.com

To view this property please contact Connells on

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

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C

view this property online connells.co.uk/Property/WIN307135

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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