



**Connells**

Monterey Wimborne Road  
Bournemouth





## Property Description

This exceptional two-bedroom upper-floor flat is a perfect blend of modern style and practicality, ideally located just a short walk from Bournemouth town centre. Immaculately presented throughout, the property boasts an open-plan kitchen and living area, creating a spacious and versatile environment ideal for both relaxing and entertaining. The kitchen is fitted with high-quality integrated appliances, ensuring a sleek and functional space for cooking and dining.

The flat's excellent internal condition means it is ready for immediate occupation, offering a hassle-free move for the new owners. Off-road parking adds convenience, a valuable feature in this sought-after area.

Located within easy reach of Bournemouth's vibrant amenities, transport links, and award-winning beaches, this property is an outstanding choice for first-time buyers, investors, or anyone seeking a modern home in a prime location. Early viewing is highly recommended to appreciate all this property has to offer.

## Entrance

Storage cupboard housing boiler and meter. Additional storage cupboard with immersion cylinder. Radiator.

## Kitchen

18' 7" x 14' 10" max ( 5.66m x 4.52m max )  
Fitted kitchen comprising range of wall and base units with work surfaces over, double oven, gas hob, built in fridge freezer, dishwasher and washing machine. Tiled flooring.

## Bedroom One

15' 7" max x 10' ( 4.75m max x 3.05m )

Built in wardrobes providing hanging and storage space. Velux window. Radiator.

## Bedroom Two

11' 1" x 10' 5" ( 3.38m x 3.17m )

Built in wardrobes providing hanging and storage space. Velux window. Radiator.

## Bathroom

Suite comprising shower over bath, wash hand basin and WC. Heated towel rail.

## Agents Note

Lease: 125 years from 24 March 2006

Current Ground Rent: £275.00 per annum

Current Service Charges: £2200.00 per annum







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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WIN307142](http://connells.co.uk/Property/WIN307142)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2006. Should you require 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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