



**Windham Road, Bournemouth BH1 4RD**

**welcome to**

**Windham Road, Bournemouth**

This ONE BEDROOM ground floor GARDEN FLAT is located in the area of LITLEDOWN, convenient proximity of Bournemouth town centre. The property benefits from PRIVATE GARDEN, high ceilings and PETS ARE ALLOWED





Total floor area 48.0 sq.m. (517 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

A one double bedroom, ground floor apartment, conveniently located within walking distance of Bournemouth town centre and local amenities. This apartment is one of just two apartments in an older style conversion, boasting high ceilings and a substantial footprint. This apartment would make an ideal purchase for first time buyers or as a buy to let opportunity. A viewing of this apartment comes highly recommended. The property comprises; an entrance porch, a sizeable lounge/diner, a spacious kitchen with access to private rear garden, one double bedroom and a bathroom

#### **Entrance Porch**

#### **Lounge**

18' 4" x 11' 11" ( 5.59m x 3.63m )

#### **Kitchen**

8' 4" into dooe recess x 7' 2" max ( 2.54m into dooe recess x 2.18m max )

#### **Bedroom One**

12' 3" x 8' 6" ( 3.73m x 2.59m )

#### **Bathroom**

8' 3" x 4' ( 2.51m x 1.22m )

welcome to

## Windham Road, Bournemouth

- Private Garden & Own Entrance
- One Bedroom Ground Floor Flat
- Pets Permitted
- Boasting High Ceilings Throughout
- No Forward Chain

Tenure: Leasehold EPC Rating: D

**£125,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN108756](https://fox-and-sons.co.uk/Property/WTN108756)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WTN108756 - 0013

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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