



Five-O-One Wimborne Road, Bournemouth BH9 2AW



welcome to

Five-O-One Wimborne Road, Bournemouth

This well presented second floor APARTMENT is located in the ever popular area of WINTON, convenient proximity of Bournemouth University and WINTON HIGH STREET. The property also benefits from NO FORWARD CHAIN, and LONG LEASE





Entrance Hall

Lounge / Kitchen

Irregular Shaped Room 17' 11" Average restricted head height x 13' 5" Max (5.46m Average restricted head height x 4.09m)

Bedroom One

14' 3" Restricted Head Height x 9' 6" (4.34m Restricted Head Height x 2.90m)

Bedroom Two

Irregular Shaped Room 8' 7" Plus Recess x 8' 8" Restricted head height (2.62m Plus Recess x 2.64m)

Bathroom

Total floor area 57.4 sq.m. (618 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.

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Five-O-One Wimborne Road, Bournemouth

- No Forward Chain
- Two Double Bedrooms
- Large Open Plan Kitchen Living Room With Breakfast Bar
- Fitted Modern Bathroom
- Perfect First Time Buy Or Investment

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN108910



Property Ref:
WTN108910 - 0011

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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