



**The Charltons St. Winifreds Road, Bournemouth BH2 6NZ**

**welcome to**

**The Charltons St. Winifreds Road, Bournemouth**

Step into this stunning two bed, one reception ground floor gem perfect for first-time buyers, families, and savvy investors! discover a welcoming entrance hall leading to a cozy lounge with balcony access, modern kitchen, and unwind in the peaceful bedrooms with the master benefiting an en-suite





### Entrance Hall

### Lounge

15' 10" x 13' ( 4.83m x 3.96m )

### Balcony

### Kitchen

13' x 7' 9" max ( 3.96m x 2.36m max )

### Bedroom One

15' 9" max x 11' 1" ( 4.80m max x 3.38m )

### Ensuite

### Bedroom Two

13' x 8' 5" ( 3.96m x 2.57m )

### Bathroom

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)

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## The Charltons St. Winifreds Road, Bournemouth

- Ground Floor Apartment
- Two Double Bedrooms
- Underground Allocated Parking
- Private Balcony & Communal Gardens
- Share of Freehold with 999 year lease

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN109864](https://fox-and-sons.co.uk/Property/WTN109864)



Property Ref:  
WTN109864 - 0003

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**01202 512606**



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



**fox-and-sons.co.uk**