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Sales, Lettings & Block Management

FIRST FLOOR FLAT

£190,000



Wimborne Road, Winton, Bournemouth, BH9 2HB

- **First Floor Flat**
- **Open Plan Living Area**
- **Two Bedrooms**
- **Private Entrance**
- **Newly Fitted Kitchen**
- **Two New Shower Rooms**
- **GCH & UPVC DG**

- **Leasehold: 125-Year Lease**
- **Pets Allowed Under License**
- **Ground Rent: Nil**
- **Maintenance as & when**
- **EPC D-Rated**
- **Council Tax Band B**
- **No Forward Chain**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Wimborne Road, Winton, Bournemouth, BH9 2HB:

Private entrance front door leads into:

Entrance Hallway: Plain ceiling with two ceiling light points and mains wired smoke detector. Single panelled radiator and walk-in storage cupboard housing RCD/ electrics fuse board.

Open Plan Lounge / Kitchen / Diner: 19' 10 x 11' 6 / 6.05m x 3.51m

Lounge Area: An irregular shaped room having plain ceiling with recessed low level down lighting and mains wired smoke detector. UPVC double-glazed windows to front and side aspects. Double panelled radiator.

Kitchen Area: Having a range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob, cooker hood and glass splash back. Integrated fridge/freezer, integrated washing machine. Wood laminate flooring.

Bedroom One: **12' 5 x 12' 3 / 3.78m x 3.73m (approx')**. Having plain ceiling with ceiling light point. Two UPVC double-glazed windows to side aspect. Single panelled radiator and built in wardrobe. Access to:

En-Suite Shower Room: **6' 2 x 3' 10 / 1.87m x 1.18m (approx')**. Plain ceiling with ceiling light point. Double shower with thermostatic valve. Vanity unit with inset wash hand basin and low-level W.C. Ladder style heated towel rail, tiled flooring & splashback.

Bedroom Two: **13' 6 x 7' 2 / 4.12m x 2.18m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Shower Room: **7' 2 x 6' 2 / 2.19m x 1.88m (approx')**. Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double shower with thermostatic shower valve. Vanity unit with inset wash hand basin and low-level W.C. Ladder style heated towel rail, tiled flooring and splashback.

Outside: Gate and pathway leading to external stairs to a communal terraced area. This area being shared between three flats and provides access to each flat's own private entrances.

Tenure: Leasehold – new 125-year lease to be granted upon completion

Maintenance: As and when

Ground Rent: Nil

Council Tax: Band B



EPC
HERE



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First Floor

56 Square Metres
602.77 Square Ft

