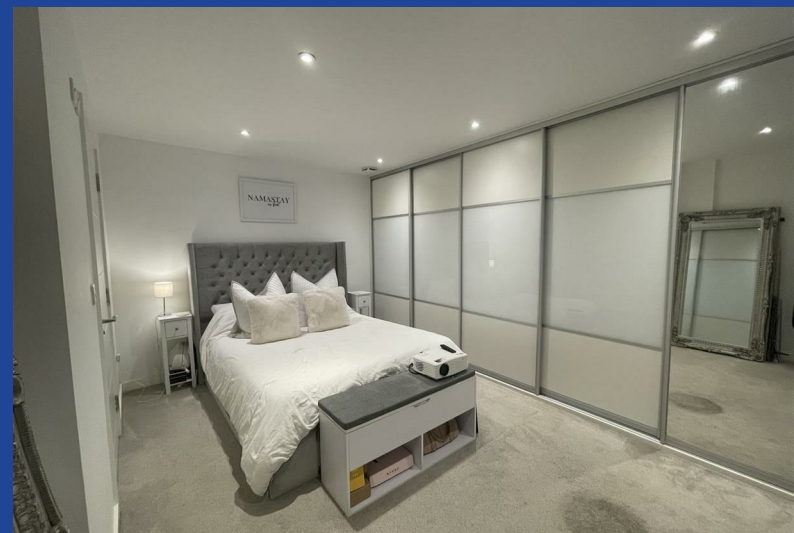
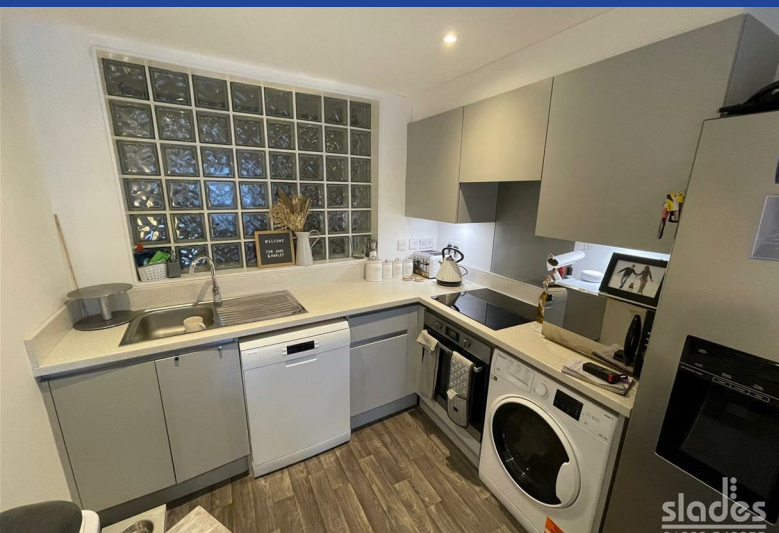




488a Wimborne Road

Winton, Bournemouth, BH9 2EY

Price Guide £159,950



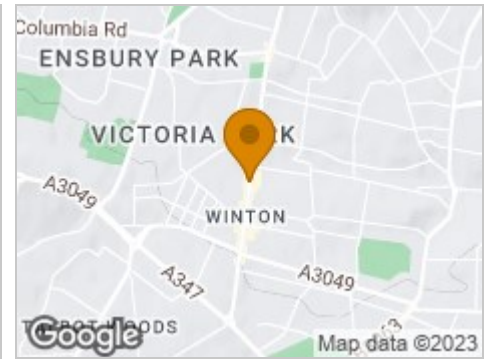
## Road Map



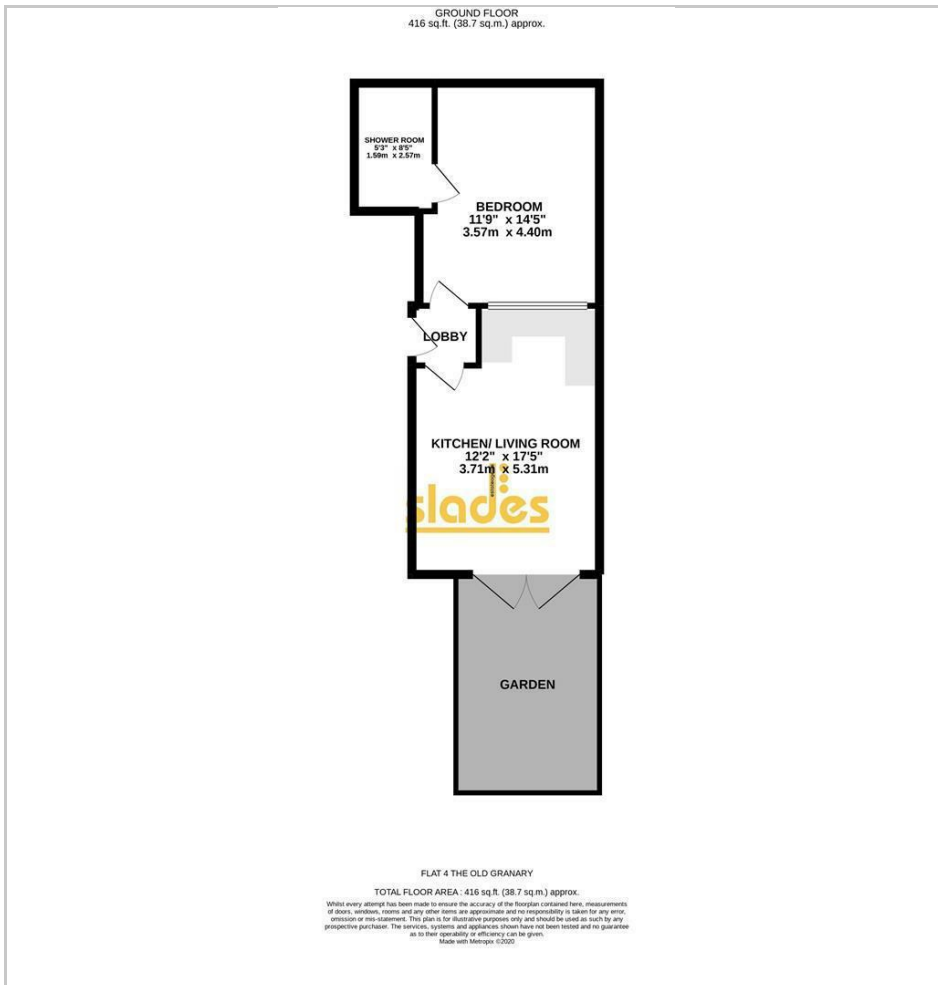
## Hybrid Map



## Terrain Map



## Floor Plan



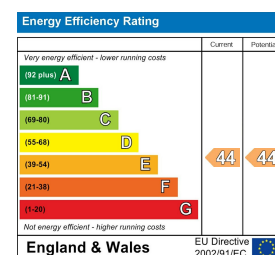
- Modern Warehouse Conversion
- Close High Street
- Private Entrance
- Private Patio Garden
- Open Plan Living
- Large Bedroom
- Spacious Shower Room
- Ideal First Time Buy
- Letting Potential
- Viewing Highly Recommended

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

# A very well presented, recently converted warehouse style apartment boasting its own private patio garden conveniently located just off the Winton High Street.



The accommodation with approximate room sizes comprises of a well presented SHARED ENTRANCE HALL with door entry phone and further door to flat 4.

## ENTRANCE LOBBY

with LED spotlights, smoke alarm and door entry receiver. Doors to

## OPENPLAN LIVING ROOM & KITCHEN

18' x 12'2 overall (5.49m' x 3.66m'0.61m overall)

with inset spotlights, smoke alarm electric panel wall heater and uPVC double glazed casement doors on to PRIVATE PATIO AREA. Modern range of wall and base level kitchen cabinets with square edge working surfaces and matching upstands incorporating a single drainer stainless steel sink with chrome mixer tap. Four ring electric hob with under counter oven and integrated extractor hood over. Space and plumbing for automatic washing machine and dishwasher. Ample space for American style fridge freezer and further dining space.

## BEDROOM

14'4 11'9 maximum (4.37m 3.58m maximum )

with inset LED spotlights and extensive range of modern sliding front wardrobes providing extensive hanging and shelving space. Adjoining door to

## EN SUITE SHOWER ROOM

being of a generous size with spotlights, extractor unit, chrome heated towel rail and modern white suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome monoblock taps and tiled splashbacks and corner shower cubicle with retracting glazed screen and fully

tiled enclosure with thermostatically controlled shower valve.

## PRIVATE PATIO GARDEN

being approximately 18'in length and predominantly laid to paving and enclosed by screening walls this area provides an ideal outdoor space for entertaining.

## TENURE

We are advised that this apartment is LEASEHOLD with approximately 122 years remaining. The MAINTAINANCE is currently paid monthly, £57 per month and the GROUND RENT is £145 per annum.

