



341c Wimborne Road

Winton, Bournemouth, BH9 2AD

Offers In The Region Of £144,950



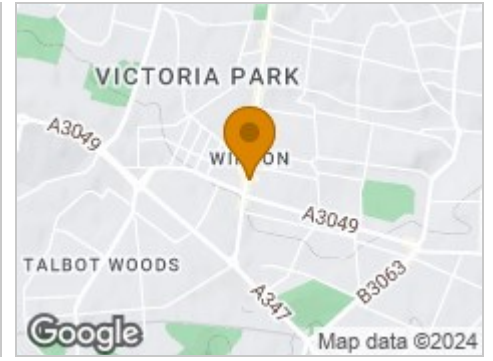
Road Map



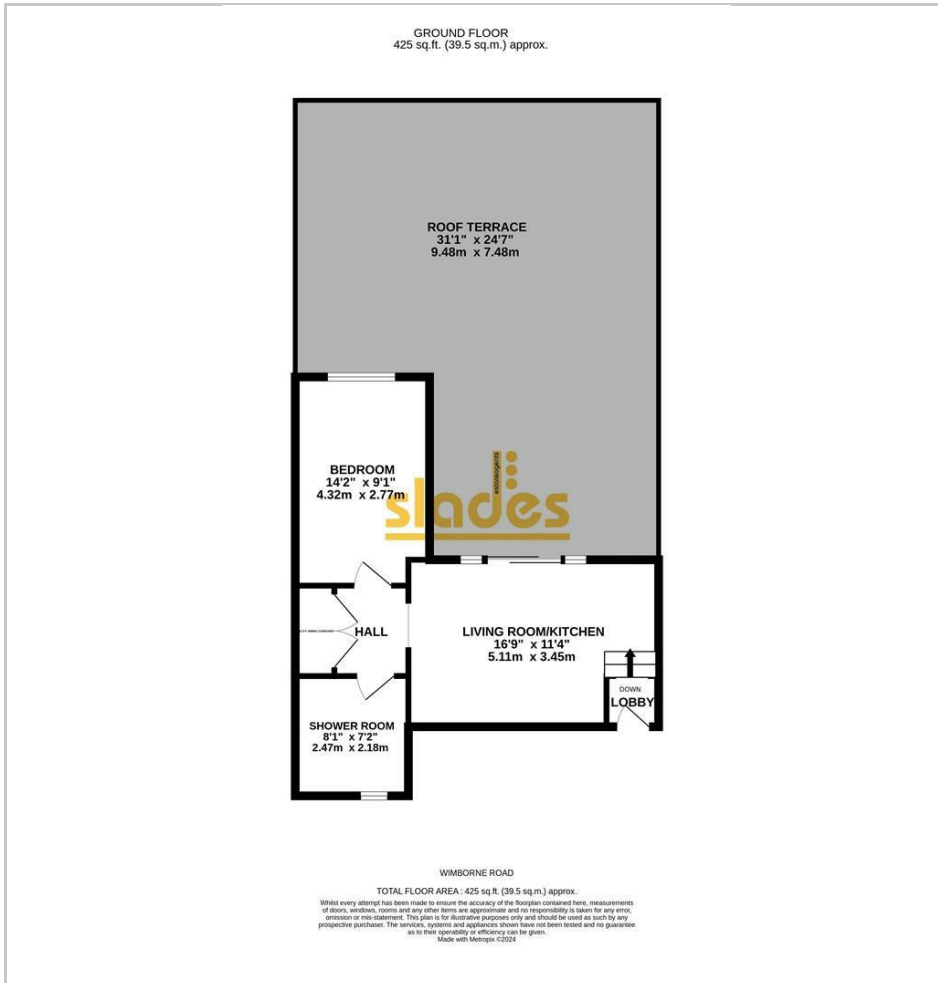
Hybrid Map



Terrain Map



Floor Plan



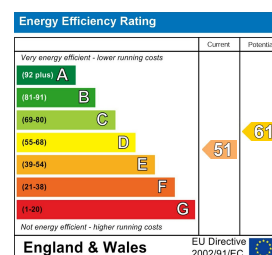
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Viewing

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.

301 Wimborne Road, Bournemouth, BH9 2AA

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A truly unique 1 bedroom apartment situated upon Winton High Street boasting bright and spacious accommodation and a large private roof terrace.



The accommodation with approximate room sizes comprises of a well presented shared entrance hall with stairs to the first floor landing and further fire door to FLAT C

ENTRANCE LOBBY

with inset automatic lighting and cloaks hanging space, further door to

OPENPLAN LIVING / KITCHEN AREA

19'9 x 11'4 (6.02m x 3.45m)

with modern inset recessed lighting. Extensive range of recently installed base level, matt finished kitchen cabinets with inset polycarbonate sink, single drainer and mixer tap over. Contrasting square edge working surfaces with tiled splashbacks, inset four ring electric hob with extractor hood over and fitted under counter oven. Integrated dishwasher and extended breakfast bar area. Sliding window providing access on to the private roof terrace with approximate measurements of 31ft x 26'. Archway through to

LOBBY AREA

with access to loft space. Useful storage / utility cupboard with space and plumbing for the washing machine and the mains pressure hot water cylinder together with the electric boiler for central heating.

BEDROOM

14'2 x 9'1 (4.32m x 2.77m)

with inset recessed spotlights, convection radiator with thermostatic valve and uPVC double glazed 'tilt and turn' window overlooking the private terrace.

SHOWER ROOM

8'1 x 7'2 (2.46m x 2.18m)

with modern inset recessed spotlights. Fully tiled walls with feature dado style tile, convection radiator with thermostatic valve, ceramic tiled floor and frosted glazed uPVC window to the side elevation. Modern suite comprising of a close couple WC with dual central flush., oversized walk in shower cubicle with wall integrated thermostatically controlled shower valve and large built in vanity style sink unit with basin and monoblock tap and useful storage cabinets below.

OUTSIDE

The property benefits from a LARGE ROOF/ SUN TERRACE (this is only accessible via a large sliding window) measuring approximately 31' x 26' with surround balustrade and artificial grass flooring.

TENURE

We understand that a new 999year lease was granted within the last couple of years. SHARED MAINTAINANCE on an 'as and when' basis.

