





HOUSE & SON

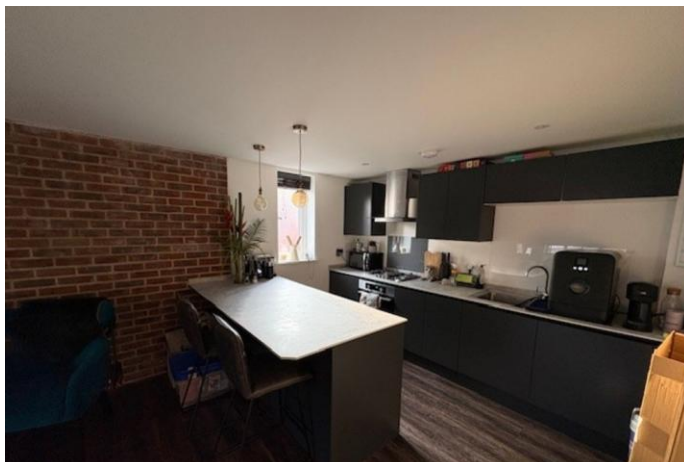
We are pleased to offer for sale this well-presented one-bedroom first floor apartment, situated within The Old Fire House, a charming and characterful conversion on Wimborne Road, in the heart of Winton.

The accommodation extends to approximately 55 square metres, comprising an open-plan lounge/kitchen/dining room, a generously sized double bedroom, and a modern shower room. The property benefits from large windows, allowing for excellent natural light throughout the living space.

The building features a secure communal entrance and well-kept shared hallways. Parking is available nearby on-street and via local car parks.

Location:

The property enjoys a convenient and desirable position within Winton, with a wide variety of local amenities, including supermarkets, independent shops, cafés, restaurants and public transport links all within easy walking distance. Bournemouth University (Talbot Campus) is also easily accessible, making the area popular with students and professionals alike. Excellent bus routes, cycle paths, and easy road access provide straightforward connections to Bournemouth town centre, Poole, and surrounding areas.



HOUSE & SON

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

PRIVATE ENTRANCE

RECEPTION HALL

9' 07" x 4' 01" (2.92m x 1.24m)

STORAGE CUPBOARD

OPEN PLAN LIVING AREA

27' 10" x 11' 04" (8.48m x 3.45m)

KITCHEN AREA

BEDROOM

15' 07" x 9' 07" (4.75m x 2.92m)

BATHROOM

7' 0" x 5' 05" (2.13m x 1.65m)

COMMUNAL BIKE SHED

TENURE & MAINTENANCE

Tenure - Share of Freehold.

Ground Rent - Zero.

Maintenance - £1,278.00 per annum.

DISCLAIMER

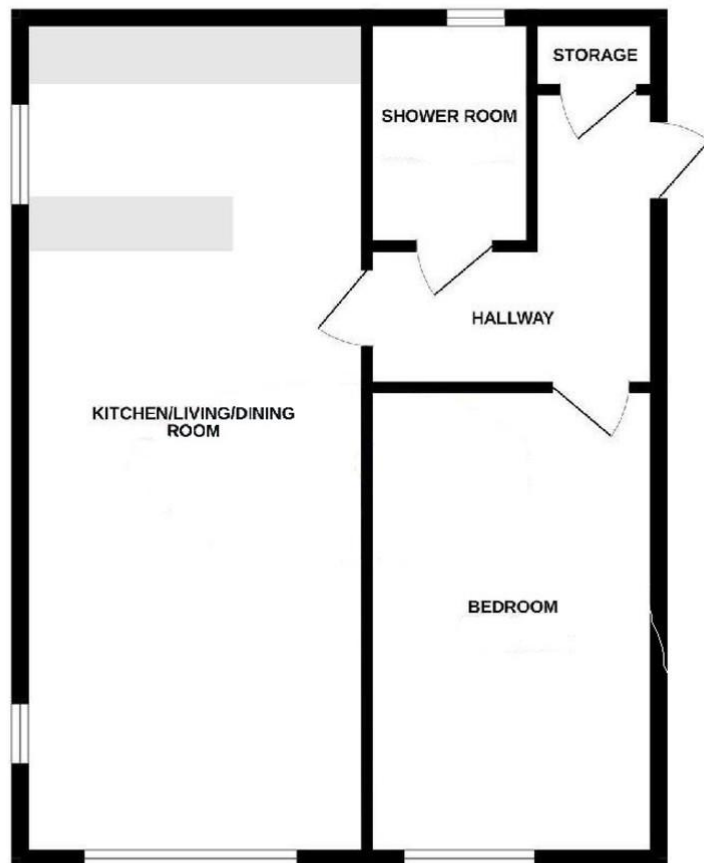
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



FLOOR
579 sq.ft. (53.8 sq.m.) approx.



English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 2 The Old Fire House 520-524 Wimborne Road BOURNEMOUTH BH9 2EX	Energy rating	Valid until:	15 October 2029
	B	Certificate number:	9568-7942-7340-6871-2980

Property type

Mid-floor flat