



Modern fitted kitchen
Contemporary bathroom
High ceilings throughout
Allocated parking space
Long lease
Ideal first-time buy or investment
Seller already suited
Convenient Winton location

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

PRIVATE ENTRANCE

RECEPTION HALLWAY

27' 4" x 5' 6" (8.33m x 1.68m)

LOUNGE/DINING

21' 6 max" x 9' 4" (6.55m x 2.84m)

KITCHEN/BREAKFAST ROOM

10' 2" x 8' 10" (3.1m x 2.69m)

MASTER BED ROOM

14' 6" x 11' (4.42m x 3.35m)

BEDROOM TWO

14' 6" x 7' 0" (4.42m x 2.13m)

BATHROOM

8' 1" x 7' 0" (2.46m x 2.13m)

ALLOCATED PARKING SPACE

DISCLAIMER

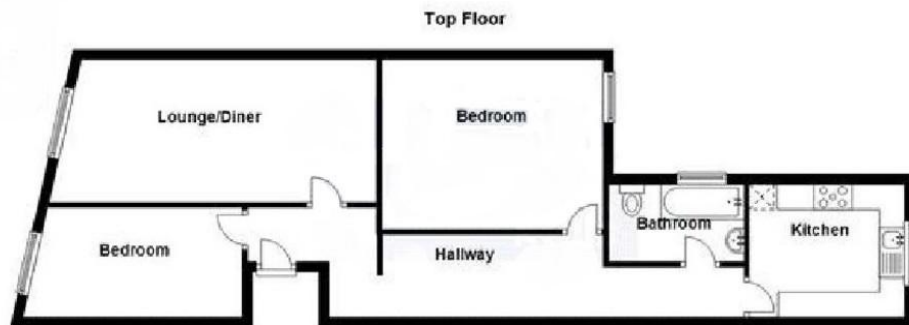
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.



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.

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Bournemouth Energy Floor Plans are provided for illustration and identification purposes only. Not drawn to scale, unless stated and accepted responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 5 cm / 2 inches. Total gross area shown on this plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 566006). Plan produced using Planup.



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Energy performance certificate (EPC)

Flat 4 760, Wimborne Road BOURNEMOUTH BH9 2DZ	Energy rating E	Valid until:	16 August 2030
		Certificate number:	0278-2803-6380-2690-5515

Property type

Top-floor flat

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Dorset, BH9 2HH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.