



**The Coach House Wimborne Road, Bournemouth BH2 6NG**

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## The Coach House Wimborne Road, Bournemouth

A stylish three-bedroom ground-floor garden flat in the Merrick Estate Conservation Area, offering generous space and modern finishes. Ideally located within walking distance of Bournemouth's award-winning beaches, the town centre, and the Travel Interchange.





### Entrance Hall

### Lounge

15' x 10' 6" ( 4.57m x 3.20m )

### Kitchen

10' 8" x 8' 2" ( 3.25m x 2.49m )

### Bedroom One

13' 10" x 11' 11" ( 4.22m x 3.63m )

### Bedroom Two

15' 3" x 7' 10" ( 4.65m x 2.39m )

### Bedroom Three

9' 5" x 9' 1" ( 2.87m x 2.77m )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Coach House Wimborne Road, Bournemouth

- Beautifully Presented Three Bedroom Ground Floor Coach House Flat
- Private Enclosed Garden
- Private Entrance with a Decorative Porch
- Allocated Private Parking Next to the Flat
- En-suite in the Master Bedroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1953. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £317,777



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Property Ref:  
WTN108590 - 0006



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