



**Montana Wimborne Road, Bournemouth BH2 6NU**



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## **Montana Wimborne Road, Bournemouth**

Fox & Sons introduce a modern ground-floor apartment in the ever-popular Montana block on Wimborne Road. It offers two double bedrooms, a private patio, allocated parking, an en-suite master, and a bright, spacious open-plan living area — a smart blend of comfort and convenience.





## Entrance Hall

## Lounge

17' 2" x 11' 2" ( 5.23m x 3.40m )

## Kitchen

9' 4" x 7' 2" ( 2.84m x 2.18m )

## Bedroom One

11' x 10' 9" ( 3.35m x 3.28m )

## Ensuite

## Bedroom Two

13' 10" x 9' 2" ( 4.22m x 2.79m )

## 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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## Montana Wimborne Road, Bournemouth

- Ground Floor Flat
- Two Double Bedrooms
- Open Plan Living Space
- Private Patio Area
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1666.00

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN109648](https://fox-and-sons.co.uk/Property/WTN109648)



Property Ref:  
WTN109648 - 0012

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