



Wimborne Road, Moordown, Bournemouth BH9 2DZ
Offers in Excess of £175,000

MOLLARO



A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING, SET IN A POPULAR AND CONVENIENT LOCATION

Ideally positioned in a popular part of Bournemouth near to both Moordown and Winton, this spacious first floor apartment (with no other properties above) offers well-proportioned accommodation, allocated off road parking and a convenient location close to a wide range of local amenities.

The property is well-presented throughout and features two good sized bedrooms and a generously proportioned living room, providing comfortable space for both relaxing and entertaining.

The expansive hallway offers an excellent space for additional storage or use as a study area, and leads to the modern kitchen at the rear of the property. It offers plenty of fitted storage, worktop space and room for appliances (with space for a fridge/freezer, washing machine and slimline dishwasher), as well as having room for a small table and chairs, making it an ideal setting to enjoy breakfast times.

A contemporary bathroom completes the accommodation of this ready to move into property.

The apartment benefits from an allocated off road parking space, while the long lease remaining provides added peace of mind for prospective purchasers. The front aspect windows to the living room and bedroom two have also been recently replaced and the Glow Worm combi boiler was updated in 2022 (and benefits from the remainder of a ten year warranty).

Being conveniently situated close to a variety of shops, cafés, facilities and transport links, as well as being within popular local school catchments, makes this an apartment an appealing choice for a wide range of buyers.

Whether you are looking for your first home or seeking an attractive buy to let investment, this property offers an excellent combination of space, convenience and location.

Vendor suited - early viewing is highly recommended.





KEY FEATURES

- Spacious First Floor Apartment
 - Two Good Sized Bedrooms
 - Generously Sized Living Room
 - Modern Kitchen & Bathroom
 - Allocated Off Road Parking
 - Long Lease Remaining
- Ideal First Time Buy or Buy to Let
 - Vendor Suited
 - Popular School Catchments
- Convenient Location Near Shops, Facilities & Transport Links





ADDITIONAL INFORMATION

Dimensions: Please See Floorplan

Tenure: Leasehold – 161 Years Remaining

Ground Rent: £100 per Annum

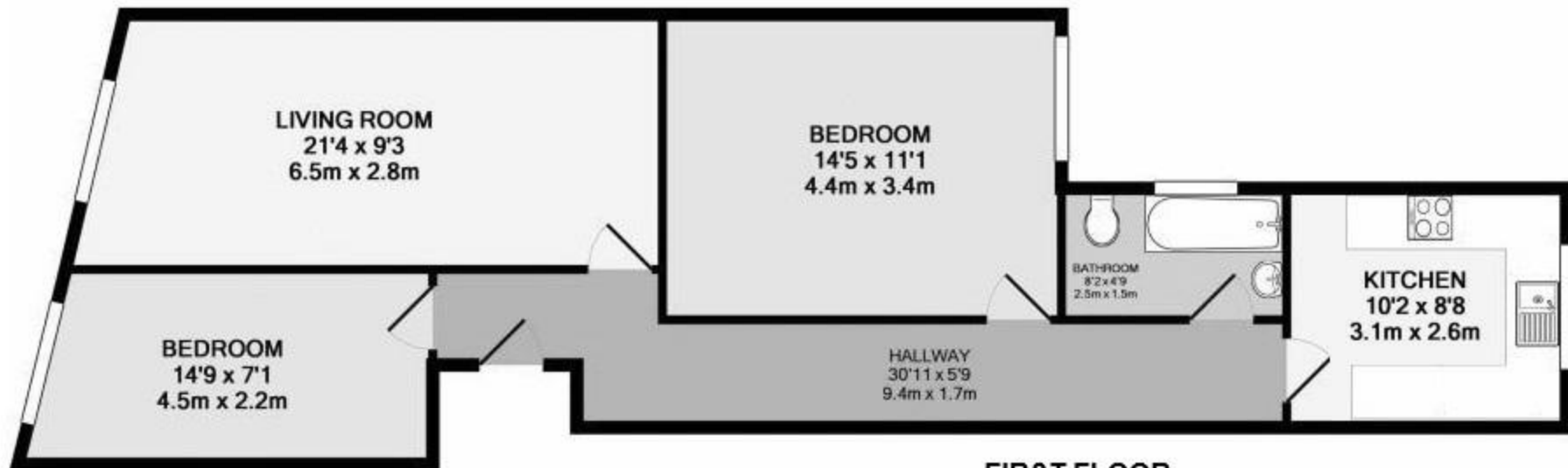
Maintenance: £1,100 per Annum

Council Tax: Band B – BCP Council





FLOORPLAN



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Viewing by Appointment Through the Vendor's Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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