






Flat (EPC Rating: )

# FLAT 3, CITRUS HOUSE 602 WIMBORNE ROAD, BOURNEMOUTH, DORSET, BH9 2EN

## Guide Price

# £75,000

## FEATURES

- Bright open-plan living space with excellent natural light
- Convenient breakfast bar ideal for dining or working from home
- Contemporary bathroom with shower
- Modern fitted kitchen with gas hob, electric oven & integrated microwave
- Spacious double bedroom with fitted cupboards and wardrobe

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Whites Estates
Bill Atherton Estate Agents

# 1 Bedroom Flat located in Bournemouth

Citrus House

Guide Price £130,000- £150,000

Second-floor apartment featuring a well-proportioned one-bedroom layout with a bright, open-plan living space. The lounge flows into a modern kitchen area, complete with vinyl flooring, a range of base and wall units, gas hob, electric oven, and integrated microwave. There is also space for a washing machine and an under-counter fridge, along with a convenient breakfast bar. A large window with a fitted blind enhances the light-filled living area, which is finished with a neutral beige carpet.

A bike shed is situated near the entrance of the property.

Some of the residents within the block have been able to purchase a parking permit at a reasonable cost.

The bathroom includes a shower, offering a practical and contemporary finish.

The bedroom is a spacious double, featuring fitted cupboards and a wardrobe.

Additional benefits include gas central heating and UPVC double glazing throughout.

The hallway is equipped with an intercom system.

This property presents an excellent opportunity for both first-time buyers and investors alike.

Citrus House is ideally situated on Wimborne Road in the popular BH9 area, offering excellent access to a wide range of local amenities. There are several well-regarded GP surgeries, dental practices, and pharmacies nearby, as well as convenient access to Royal Bournemouth Hospital for more comprehensive healthcare services. The property benefits from good transport links, with frequent bus routes running along Wimborne Road providing easy connections to Bournemouth Town Centre, Poole, and surrounding areas. A variety of local shops, supermarkets, cafes, and takeaways are all within walking distance, making day-to-day living convenient. On-street parking is available in the surrounding area, and the location also offers easy access to main road links for commuters. Overall, this is a well-connected and practical location, ideal for both homeowners and tenants.

Ground rent: £125 paid yearly

Service Charge £1500.00

113 years remaining

EPC: C

Council Tax band : A

Highly recommended. Please contact Whites Estates today on 01202 521466 to arrange a viewing.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

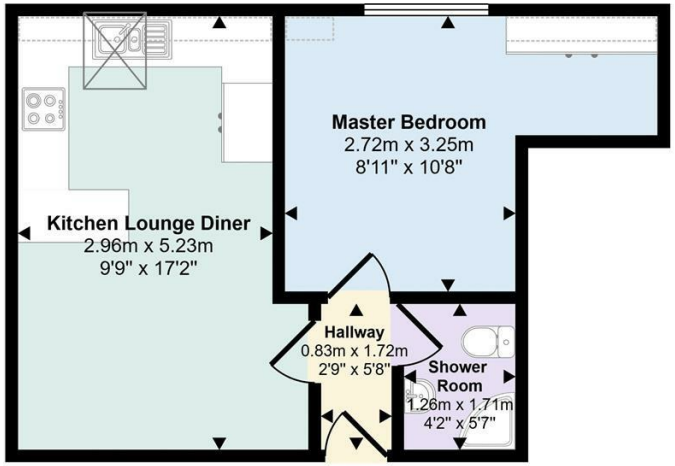








**Approx Gross Internal Area**
**33 sq m / 350 sq ft**




Floorplan

Denotes head height below 1.5m

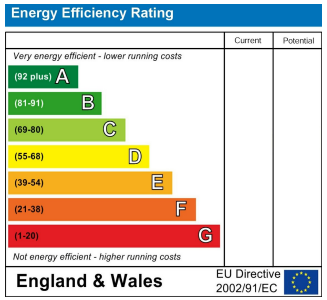
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


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## Council Tax Band




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.