

Property Location Wimborne Road, Bournemouth

Wimborne Road is one of Bournemouth's principal arterial roads, stretching from the town centre through Charminster, Winton, Moordown and towards North Bournemouth. It is one of the most established residential and commercial corridors and it is regarded as one of Bournemouth's most convenient and well-connected locations, combining excellent amenities, strong transport links, a broad range of housing and easy access to education, employment and leisure facilities, making it an enduringly popular place to live.



Total Area: 95.5 m² ... 1027 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com>



Wimborne Road, Bournemouth

Asking Price Of £285,000



KEY FEATURES

Chain Free
Top Floor Apartment
Show Home Condition
Prime Location
Two Bedroom
Two Bathrooms
Private Balcony
Garage
Double Bedrooms
Ensuite to Master
Spacious Living Room
Over 1000 sq feet
Ample of Storage
No Rentals Permitted



Why you'll like it

CHAIN FREE Set within a highly regarded residential position on Wimborne Road, this exceptional top floor apartment offers a rare combination of space, quality and lifestyle, presented in true show home condition throughout. Beautifully refurbished by the current owners who invested significantly in high-end materials and finishes, the property delivers a refined and contemporary interior that is ready to move straight into.

Extending to over 1,000 sq ft of well-balanced accommodation, the apartment features a spacious and elegant open feel, enhanced by natural light and thoughtful design. The generous living area provides ample space for both relaxation and dining, seamlessly connecting to a private balcony which offers an ideal spot for morning coffee or evening unwinding.

The kitchen has been finished to a high specification, complementing the overall quality of the home, while two well-proportioned double bedrooms provide excellent versatility. The principal bedroom benefits from a stylish ensuite bathroom, while the second bathroom is equally well appointed, both finished with contemporary fittings and a sleek, modern aesthetic. Further benefits include a garage, a share of the freehold, no ground rent, and notably low service charges, making this an attractive and cost-effective long-term purchase. The property also enjoys the advantage of being positioned on the top floor, enhancing privacy and outlook.

Perfectly suited to professionals, downsizers or those seeking a high-quality coastal home, the apartment combines generous proportions with impeccable

presentation in a sought-after Bournemouth location, close to local amenities, transport links and the town centre.

****PLEASE NOTE NO RENTALS PERMITTED IN THIS BLOCK****

Agent's Notes:

Share Of Freehold

Lease: 994 Years Remaining

Annual Service Charge: £2,015.84

**Service Charge includes water bill

Annual Ground Rent - £0

EPC: C | Council Tax Band: D

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

