



house & son

Wimborne Road

Bournemouth, BH9 2DZ

OIEO £175,000

- Two Bedroom Apartment
- Lounge/Diner
- Kitchen/Breakfast Room
- Family Bathroom
- Allocated Parking Space
- Long Lease
- Close To Local Amenities
- Seller Suited



HOUSE & SON

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House & Son are delighted to offer for sale this spacious and well-presented first floor apartment, ideally positioned in this popular location close to the many facilities and amenities of Wimborne Road. Lovingly cared for by the current owner since 2020, this appealing home is now seeking a new occupant and offers an excellent opportunity for first-time buyers, investors or those looking for a conveniently located property.

The apartment benefits from a particularly spacious feel, enhanced by impressive high ceilings throughout measuring approximately 8ft 7in, creating a light and airy atmosphere

rarely found in modern apartments.

A particular feature is the impressive 27ft entrance hall, providing a generous sense of arrival and excellent versatility. The hallway offers ample space for a dining area or home study, whilst also providing excellent potential for additional storage solutions.

The well-proportioned accommodation continues with a spacious 20ft lounge/diner, offering plenty of room for both comfortable seating and dining furniture. The recently fitted kitchen is well equipped with a contemporary range of wall and base units, integrated oven, five-ring gas hob, extractor hood, space for appliances and a useful cupboard housing the gas-fired combination boiler.

There are two generous double bedrooms, both offering

excellent flexibility, together with a modern bathroom suite incorporating a shower over the bath.

The property has been well maintained during the current ownership, with improvements including the installation of new double-glazed windows to the lounge and bedroom two in 2026, along with a gas-fired boiler approximately three years old.

Externally, the apartment benefits from an allocated parking space accessed via Ensburry Park Road, together with well-presented communal areas.

The location is particularly convenient, being within easy reach of Bournemouth University, local schools, Winton High Street with its excellent range of shops, cafés and everyday amenities, as well as excellent bus routes

providing access to Bournemouth town centre, Poole and surrounding areas.

A further advantage is that the seller is already suited, offering the potential for a smoother onward move.

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

PRIVATE ENTRANCE

RECEPTION HALLWAY

27' 4" x 5' 6" (8.33m x 1.68m)

LOUNGE/DINING

21' 6 max" x 9' 4" (6.55m x 2.84m)

KITCHEN/BREAKFAST ROOM

10' 2" x 8' 10" (3.1m x 2.69m)

MASTER BEDROOM

14' 6" x 11' (4.42m x 3.35m)

BEDROOM TWO

14' 6" x 7' 0" (4.42m x 2.13m)

BATHROOM

8' 1" x 7' 0" (2.46m x 2.13m)

ALLOCATED PARKING SPACE

CHARGES & TENURE

Service charge - £1,100 par annum (inc building insurance).

Leasehold - 161 years remaining

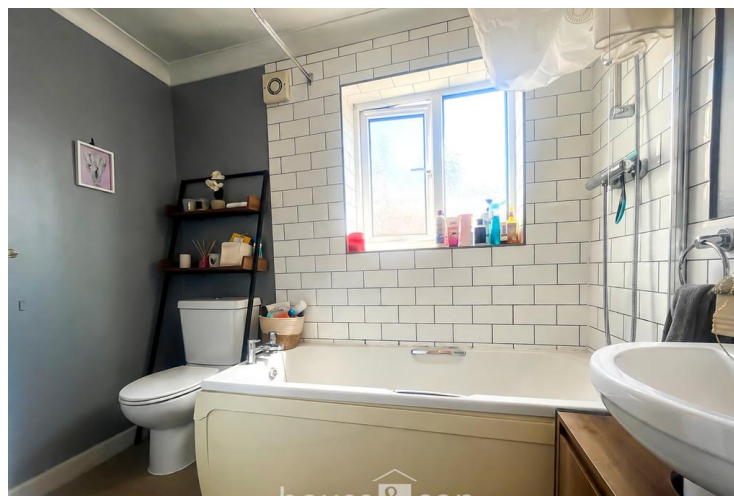
Ground Rent - £ 100.00 per annum.

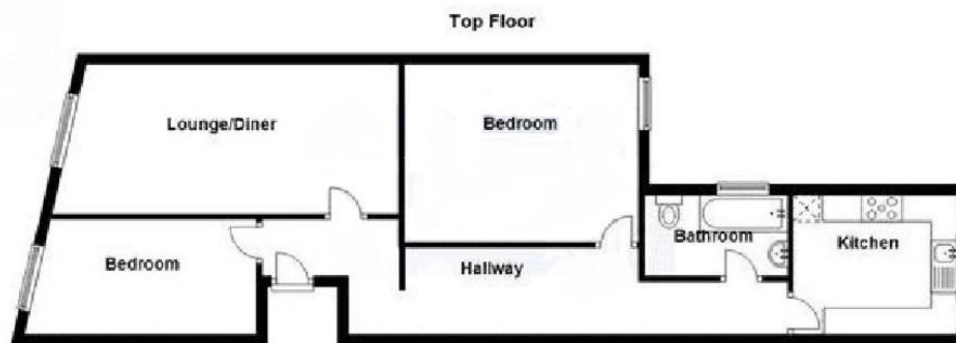
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accepting responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006). Plan produced using PlanUp.

COUNCIL TAX BAND

Taxband - B

TENURE

Leasehold – 161 years remaining

LOCAL AUTHORITY

BCP Council

Find an energy certificate (i)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 4, 100, Wimborne Road BOURNEMOUTH BH9 2DZ	Energy rating E	Valid until 16 August 2030
		Certificate number 0276-2803-4380-2690-5515

Property type	Top-floor flat
Total floor area	71 square metres

OFFICE

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