



**Q** | Quinn & Co  
ESTATE AND LETTING AGENTS

**Wimborne Road, Bournemouth**

- OWN ENTRANCE
- REAR GARDEN/PATIO
- STORAGE SHED
- OPEN PLAN KITCHEN/LIVING ROOM

**£119,950**

EPC Rating - C





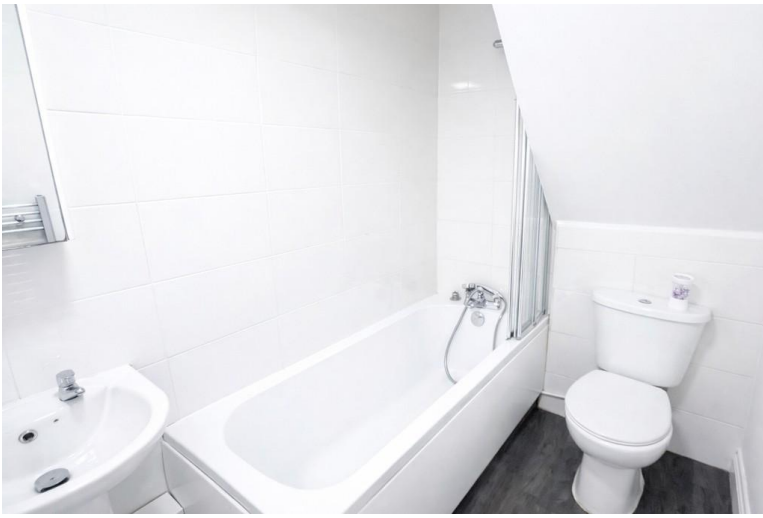
## Property Description

**GROUND FLOOR ONE BEDROOM FLAT:** A spacious and well presented one double bedroom flat with central heating and double glazing which has been completely refurbished to include fitted kitchen, bathroom and carpets throughout. The property also benefits from a small private garden area and its own secure bicycle shed.

One-bedroom ground floor flat, benefitting from its own private entrance and direct access to a private garden/courtyard complete with a shed.

The property is conveniently situated to the rear of commercial premises, with a range of shops and excellent bus routes right on your doorstep.

The accommodation comprises a bright open-plan living space with patio doors leading to the courtyard, a double bedroom with access to the bathroom, and a functional layout throughout.



Additional features include gas central heating and UPVC double glazing.

Additional Information:

Ground Rent: £200 per annum

Building Insurance: £176.84 (paid in 2025)

Service/Maintenance Charges: Payable as and when required (30% share)

Lease: 125 years from 2015



GROUND FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 292 sq.ft. (27.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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