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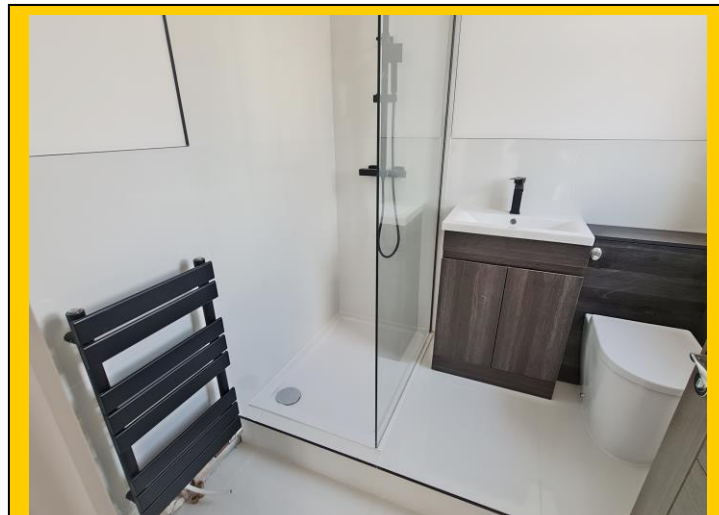
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Roberts

Sales, Lettings & Block Management

FIRST FLOOR FLAT

£150,000



Flat 1, 396 Wimborne Road, Winton, Bournemouth, BH9 2HB

- **First Floor Flat**
- **37 Square Meters**
- **One Double Bedroom**
- **Private Entrance**
- **Newly Fitted Kitchen**
- **New Shower Room**
- **GCH & UPVC DG**

- **Leasehold: 125-Year Lease**
- **Holiday Letting Permitted**
- **Ground Rent: Nil**
- **Maintenance as & when**
- **EPC D-Rated**
- **Council Tax Band B**
- **No Forward Chain**

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

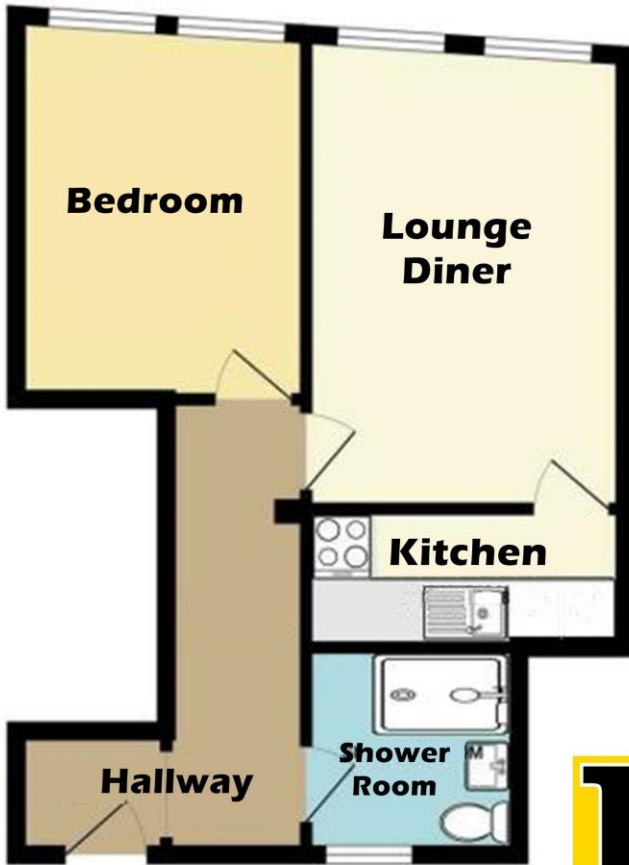
Flat 1, 396 Wimborne Road, Winton, Bournemouth, BH9 2HB:

Private entrance front door leads into:

- Entrance** Plain ceiling with recessed low level down lighting and mains wired smoke detector. Double panelled radiator and RCD/ electrics fuse board.
- Hallway:**
- Lounge:** **14' 3 x 9' 8 / 4.27m x 2.74m (approx')**.
Having plain ceiling with recessed down lighting. Two UPVC double-glazed windows to front aspect. Double panelled radiator. Door leads through to:
- Kitchen:** **10' 6 x 4' 2 / 3.2m x 1.27m (approx')**.
Having plain ceiling with recessed down lighting and mains wired heat detector.
A range of wall & base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob, cooker hood and glass splash back. Integrated fridge/freezer, integrated washing machine. Wood laminate flooring.
- Bedroom:** **11' 8 x 8' 9 / 3.56m x 2.67m (approx')**. Having plain ceiling with ceiling light point. Two UPVC double-glazed windows to front aspect. Single panelled radiator.
- Shower Room:** **6' 4 x 6' 2 / 1.93m x 1.89m (approx')**.
Having plain ceiling with recessed low level down lighting. Frosted UPVC double-glazed window to rear aspect. Double shower tray. Vanity unit with inset wash hand basin and concealed cistern W.C. Ladder style heated towel rail, tiled flooring and splashback.
- Outside:** Gate and pathway leading to external stairs to a communal terraced area. This area being shared between three flats and provides access to each flat's own private entrances.
- Tenure:** Leasehold – new 125-year lease to be granted upon completion
- Maintenance:** As and when
- Ground Rent:** Nil
- Council Tax:** Band B



EPC
HERE



First Floor

37 Square Metres
398.27 Square Feet



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