



5 Wimborne Road, Dorset, BH2

£225,000 *Leasehold*



A modern two double bedroom ground floor apartment situated in a gated development conveniently located just a short walk from the shops bars and restaurants at Bournemouth town centre whilst also being close to good transport links and the beach. The property is offered with vacant possession.

KEY FEATURES

- Gated development
- Ground floor
- Two double bedrooms
- Contemporary bathroom
- Modern kitchen
- Allocated parking
- Central location



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DESCRIPTION

The property is situated on the ground floor and is accessed via well presented communal hallways. A private front door then leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

There is a good size lounge with a patio door leading outside and ample room for dining table. The kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with room for freestanding wardrobes. There is a contemporary family bathroom which is fully tiled and comprises of a suite to include WC, wash hand basin and a panelled bath with shower above and glass screen.

An allocated parking space is conveyed with the property.





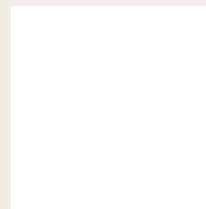
LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN200397>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold

Term: 103 year and 3 months

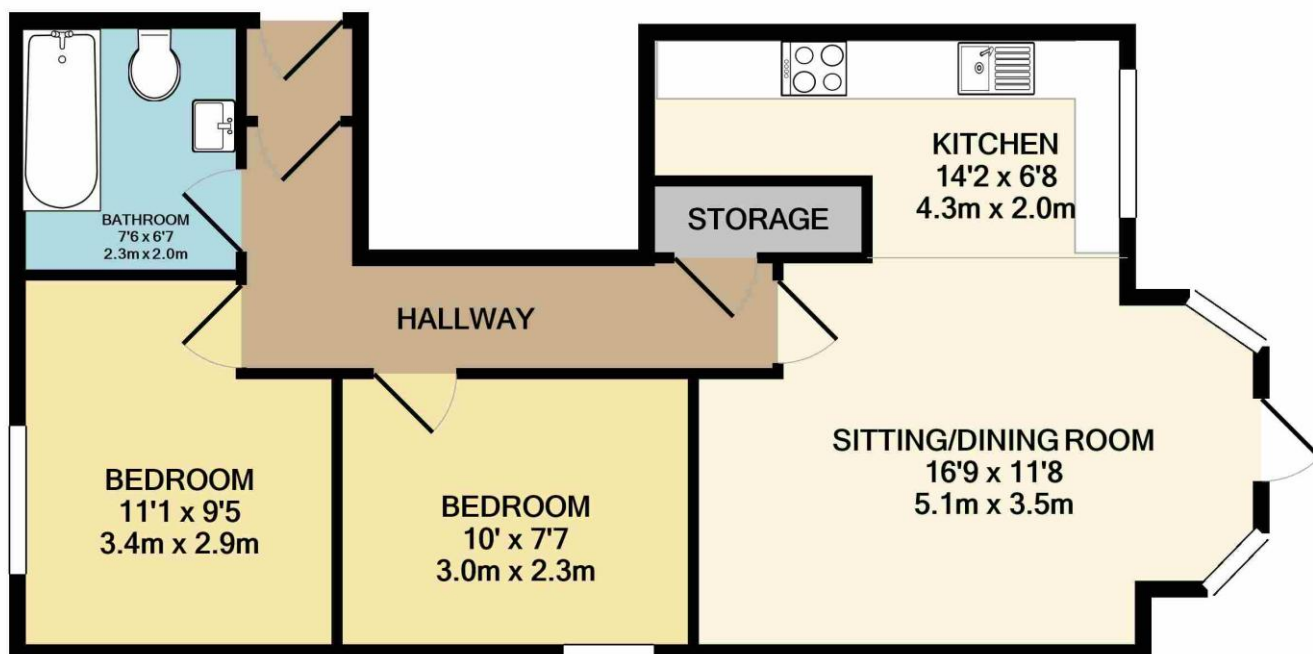
Service Charge: £2300 per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	79	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 577 SQ.FT. (53.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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