



FLAT 1 THE JUNCTION
17 LEAMINGTON ROAD
BOURNEMOUTH
BH9 1DD

OFFERS IN EXCESS OF
£300,000
LEASEHOLD

“ An exceptionally well
presented three
bedroom ground floor
flat with private
entrance and garden
with off road parking”

Winkworth

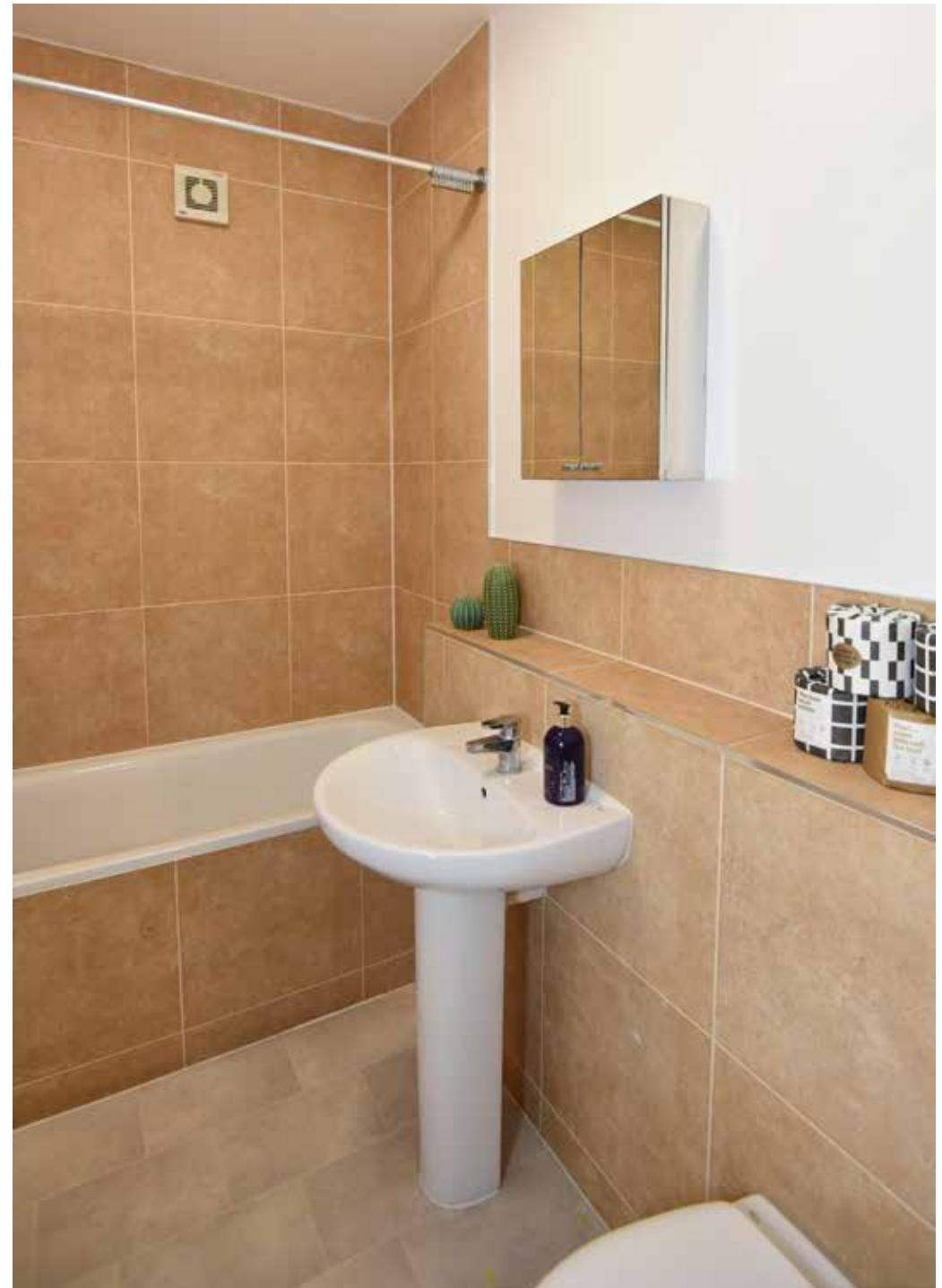
for every step...

OFFERS IN EXCESS OF - £300,000

Ground Floor Flat
Three Bedrooms
Two Bathrooms
Modern Kitchen
Private Entrance
Private Garden
Off Road Parking For One Vehicle
750 Metres To Both Winton And Charminster

EPC: TBC | COUNCIL TAX: B | LEASEHOLD 117 YEARS REMAINING |
GROUND RENT £300 P/A | SERVICE CHARGE £1560 P/A | PETS BY
CONSENT

01202 434365
southbourne@winkworth.co.uk





Why Leamington Road?

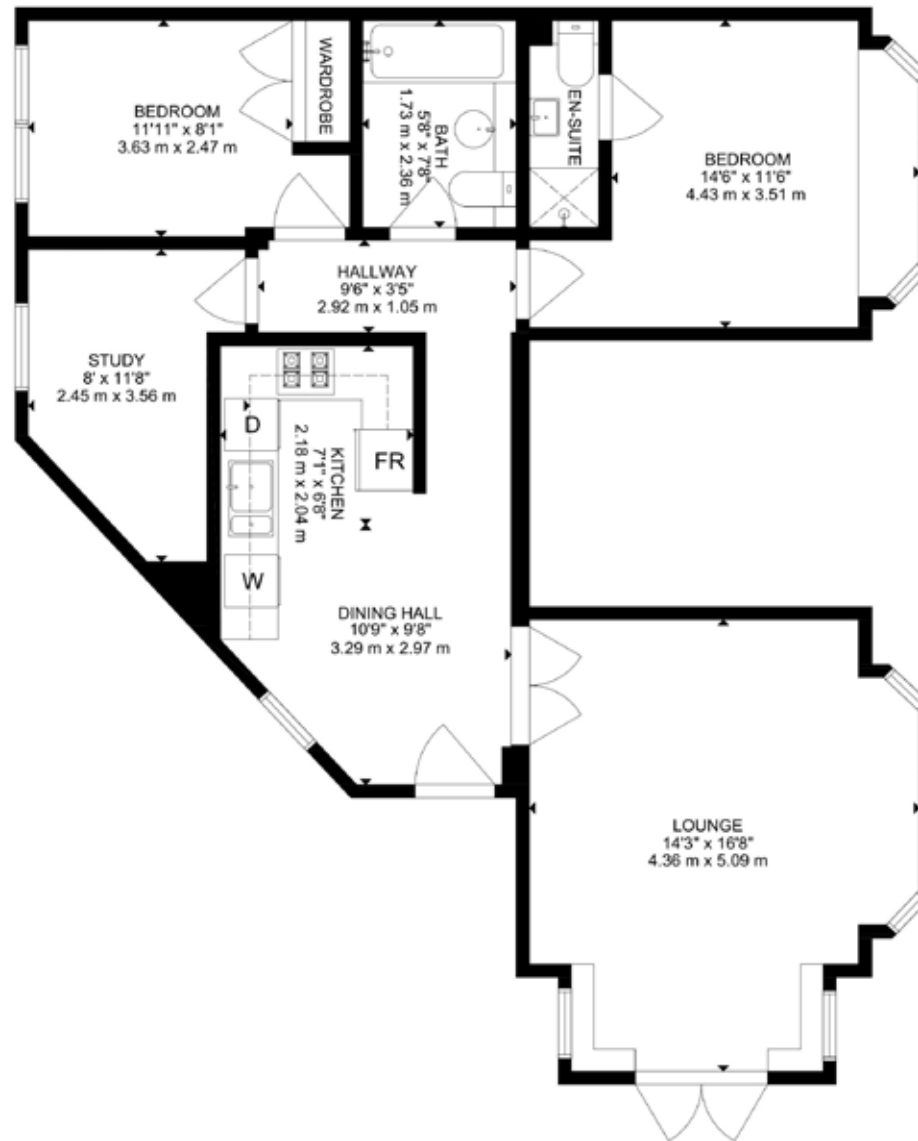
Leamington Road enjoys a convenient location just 750 metres to Winton high street and Charminster. Winton has a large high street with an extensive range of shops, cafes and restaurants along with a large Waitrose. Charminster is also just a short distance where you can find a further range of convenience shops. Bournemouth town centre is less than two miles away, stroll through Bournemouth gardens to find the miles of golden sandy beach with a promenade that stretches from Hengistbury Head to Sandbanks. There are a number of activities to enjoy from the Bournemouth wheel, Oceanarium, crazy golf and the BH2 complex with a range of restaurants and cinema, whatever you choose, there is something for everyone to enjoy.

This three bedroom, two bathroom, ground floor flat is well presented throughout. The kitchen has a range of modern cabinets with integrated oven and hob with space and plumbing for freestanding washing machine, dishwasher and fridge freezer. Space for a small breakfast table and chairs. The lounge is dual aspect, flooding the room with natural light and double doors leading out to a private patio area with space for a table and chairs to enjoy al fresco dining.

Bedroom one benefits from an en-suite shower room with shower, wash hand basin and wc. Bedrooms two and three are serviced by the main family bathroom which includes a bath with overhead shower, wash hand basin and wc, fully tiled walls and flooring.

There is a gravel drive with off road parking for one vehicle.





GROSS INTERNAL AREA
TOTAL: 76 m², 819 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Lori Leon

lleon@winkworth.co.uk
07880 874314
Winkworth Southbourne
29 Southbourne Grove,
Bournemouth, Dorset, BH6
3QT

01202 434365
southbourne@winkworth.co.uk
winkworth.co.uk/southbourne

“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

DISCLAIMER:

As per the Property Ombudsman code of practice, we hereby disclose that the seller of this property is a member of staff at Winkworth Estate Agents.

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for every step...