



**Wimborne Road,
Bournemouth, Dorset, BH10 7BE**

LEASEHOLD PRICE

£170,000

“A conveniently located and generous sized ground floor apartment with its own patio”

This well-presented and generous sized two double bedroom ground floor garden apartment has its own patio area and is conveniently located less than 100 metres from the local amenities.

This light and well-proportioned apartment has had some recent improvements and an early viewing is strongly recommended to fully appreciate its size and convenient location.

- 16ft **Entrance hall**
- 17ft Dual aspect **lounge/dining room** with a window facing a southerly aspect flooding this room with lots of natural light, a feature open fireplace and a double glazed door leading out to a patio area
- Refitted **modern kitchen** incorporating ample work surfaces, a good range of base and wall units, integrated oven and hob, recess for a fridge/freezer, recess and plumbing for a washing machine, attractive tiled splashbacks, a tiled floor, wall-mounted gas-fired boiler and a double glazed door leading outside
- **Bedroom one** is a large double bedroom
- **Bedroom two** is also a generous sized double bedroom
- **Family bathroom** finished in a white suite to incorporate a panelled bath with shower over, pedestal wash hand basin and tiled floor
- **Separate cloakroom** incorporating a WC with tiled floor
- Allocated and **lockable** storage shed
- All residents have the use of a **communal bin store** and **communal drying area**
- Further benefits include double glazing and a gas-fired central heating system

Kinson offers an excellent range of day to day amenities. Ferndown's town centre is located approximately 3 miles away, Ferndown offers an excellent range of shopping, leisure and recreational facilities.

Lease: 125 years from 1988

Maintenance: £1,000 per annum

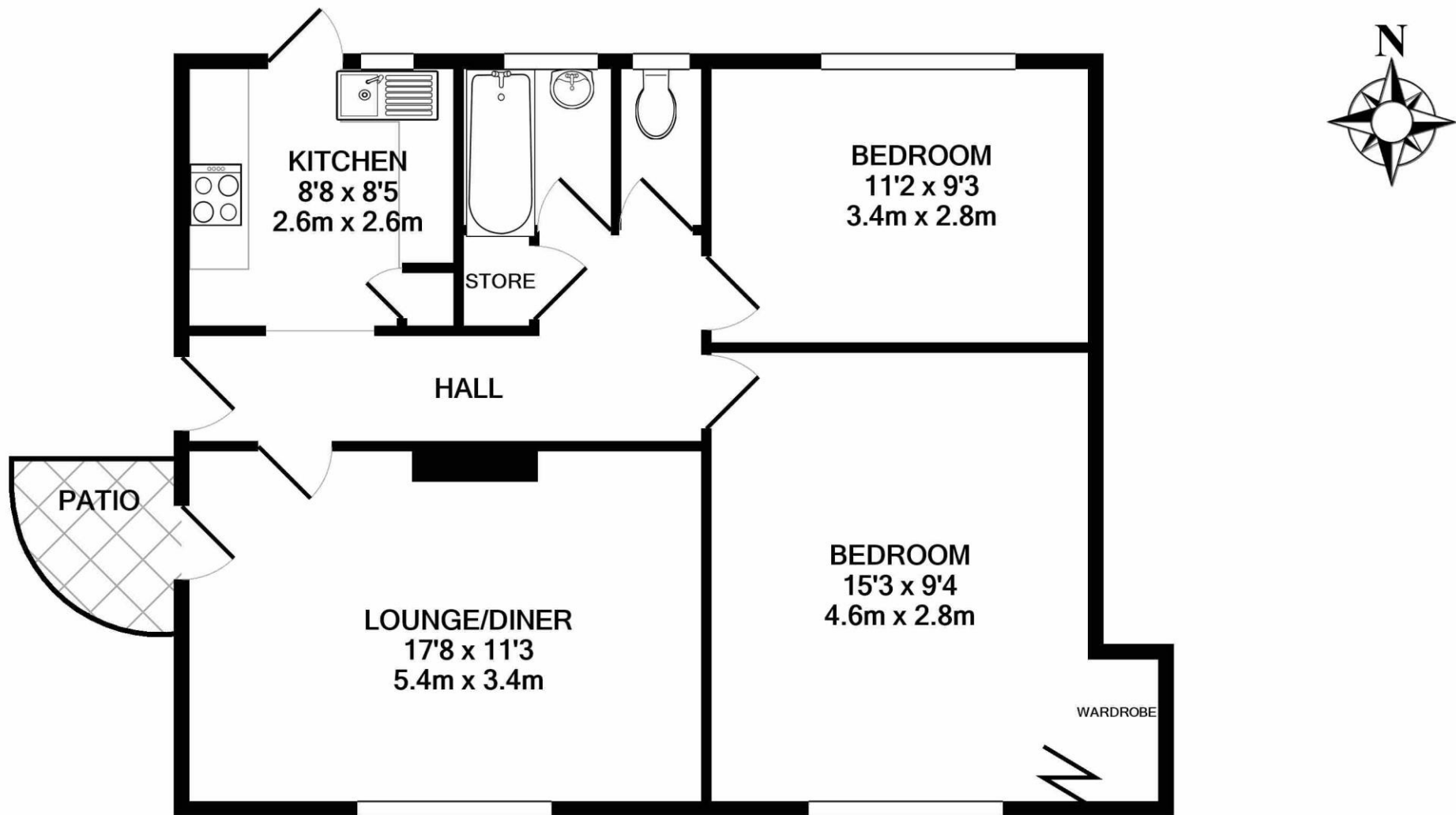
Ground Rent: £10 per annum

COUNCIL TAX BAND: A

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 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

Made with Metropix ©2020

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

