



Wimborne Road

Bournemouth, BH9 2HE

Guide Price £120,000 -
£130,000

- Modern Apartment
- Central Location to All Amenities inc Restaurants and Buses
- Exceptional Sky line and Roof Top Views
- Living Room and Modern Kitchen
- Spacious Double Bedroom
- Long Lease
- Bournemouth Town Centre approx 2.3 miles
- Motivated Seller



HOUSE & SON

House & Son, Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

Into the 'Winton Heights', a modern development within a central high street location at Winton Banks. All your every day needs are available, from vibrant restaurants to local shopping and transportation links to further afield. Bournemouth award winning beaches and lower gardens are approximately 2.3 miles away.

A lovely home with an abundance of natural light with an exceptional vista view over the skyline and roof tops making for private home in all senses.

PRIVATE GATED ENTRANCE

DOUBLE GLAZED ENTRANCE FOYER

Intercom porta phone. Spacious reception area, stairs rising to all floors.

PRIVATE FRONT DOOR TO FLAT 12 WINTON HEIGHTS

ENTRANCE HALL

Provision for shoes and coats etc. Porta phone entry.

LIVING ROOM

17' 2 max" x 10' 2" (5.23m x 3.1m)

Open planned design for living, lounge and separate defined kitchen area. Double glazed window to side with a southerly aspect, with a skyline and roof top view. A particularly

bright and airy space. Closet concealing hot water cylinder and pinewood shelving, dimple electric duo heating radiator, shelving and storage.

KITCHEN AREA

'L'-shaped with light cream 'shaker style' cabinets with chrome door furniture. Fitted range of eye level cabinets, complementing base units incorporating drawers, work top surfaces over with tiled upstands. Circular stainless steel sink inset to work top surfaces with 'mono block' tap over. Inset four ring electric hob, single combination electric oven and cooker filter hood. Tiled splashback surface to hob area. Integrated washing machine and space for fridge/freezer.

BEDROOM

12' 5" x 9' 8" (3.78m x 2.95m)

Spacious double bedroom with double glazed windows to side with a far reaching view over the skyline and roofs. Dimplex electric duo radiator.. A naturally light and generous size room.

BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

Fully tiled walls to principal area. Enamelled bath with hand grips, shower screen to side, mixer taps with shower attachment over. Pedestal wash hand basin. Low level WC. Electric heater towel rail and extractor fan.

TENURE & CHARGES

Tenure - Leasehold. 125 years from 2016. Approximately 116 years remaining.

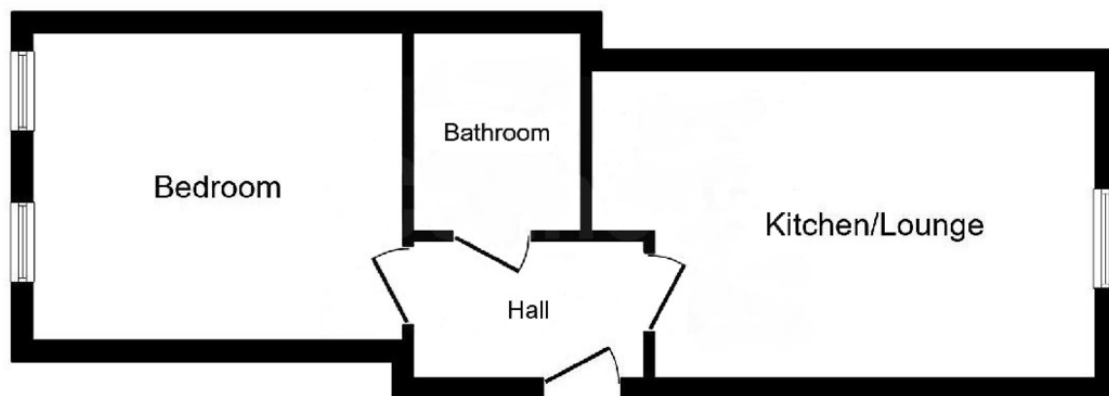
Ground Rents - £200 per annum.

Maintenance - £1,600 per annum.

SECURE BIKE STORAGE

Secure bike storage and additional storage unit in the block.





COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 12 Winton Heights 170 Wimborne Road BOURNEMOUTH BH9 2HE	Energy rating C	Valid until 16 November 2025
		Certificate number 9842-2883-7987-8585-4985

Property type	Top-floor flat
Total floor area	33 square metres

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements