



house & son

Wimborne Road

Bournemouth, BH9 2EX

£170,000

- WINTON HIGH STREET
- NO FORWARD CHAIN
- HIGH SPECIFICATION
- INTEGRATED APPLIANCES
- SECURE ENTRY SYSTEM
- COMMUNAL BIKE STORE
- GREAT LOCATION
- SHARE OF FREEHOLD



HOUSE & SON

We are pleased to offer for sale this well-presented one-bedroom first floor apartment, situated within The Old Fire House, a charming and characterful conversion on Wimborne Road, in the heart of Winton.

The accommodation extends to approximately 55 square metres, comprising an open-plan lounge/kitchen/dining room, a generously sized double bedroom, and a modern shower room. The property benefits from large windows, allowing for excellent natural light throughout the living space.

The building features a secure communal entrance and well-kept shared hallways. Parking is available nearby on-street and via local car parks.

Location:

The property enjoys a convenient and desirable position within Winton, with a wide variety of local amenities, including supermarkets, independent shops, cafés, restaurants and public transport links all within easy walking distance. Bournemouth University (Talbot Campus) is also easily accessible, making the area popular with students and professionals alike. Excellent bus routes, cycle paths, and easy road access provide straightforward connections to Bournemouth town centre, Poole, and surrounding areas.

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

PRIVATE ENTRANCE

RECEPTION HALL

9' 07" x 4' 01" (2.92m x 1.24m)

STORAGE CUPBOARD

OPEN PLAN LIVING AREA

27' 10" x 11' 04" (8.48m x 3.45m)

KITCHEN AREA

BEDROOM

15' 07" x 9' 07" (4.75m x 2.92m)

BATHROOM

7' 0" x 5' 05" (2.13m x 1.65m)

COMMUNAL BIKE SHED

TENURE & MAINTENANCE

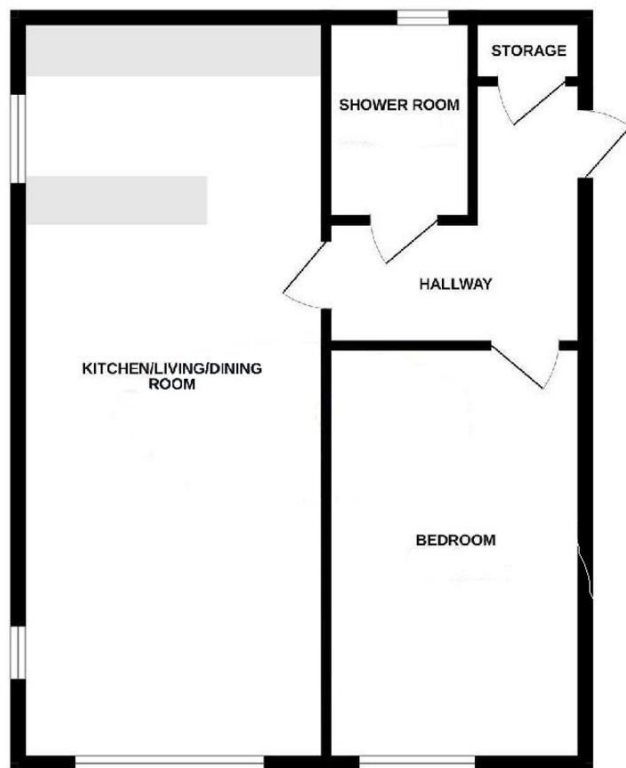
Tenure - Share of Freehold.

Ground Rent - Zero.

Maintenance - £1,278.00 per annum.



FLOOR
579 sq.ft. (53.8 sq.m.) approx.



COUNCIL TAX BAND

Tax band A

TENURE

Share of Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 2 The Old Fire House 520-524 Wimborne Road BOURNEMOUTH BH9 2EX	Energy rating B	Valid until 15 October 2029
		Certificate number 9568-7942-7340-6871-2080

Property type	Mid-floor flat
Total floor area	55 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