

Wootton Mount Road Bournemouth, Dorset



HEARNES

WHERE SERVICE COUNTS

Wootton Mount Road, Bournemouth, Dorset

An immaculately presented two double bedroom, second-floor apartment located in the heart of Bournemouth town centre, just a short walk from award-winning sandy beaches, bars, shops, and restaurants. Built in 2019, the property benefits from the remainder of its new build warranty and features a luxury bathroom, impressive open-plan kitchen/dining/living room, private balcony with pleasant town views, and residents' permit parking. This is an established holiday let apartment, with short-term and holiday lets permitted within the lease. The property is offered for sale with no forward chain.

The development is accessed via a secure entry system, with a well-maintained communal hallway and lift providing access to the first floor and apartment entrance. On entering the property, a welcoming entrance hall with a useful storage cupboard leads into the spacious open-plan kitchen/dining/living room, which opens onto a private balcony. The kitchen includes a range of floor and wall-mounted units with matching work surfaces and integrated appliances.

Both bedrooms are generously sized doubles with large floor-to-ceiling windows that provide plenty of natural light and pleasant views. The accommodation is completed by a luxury bathroom comprising a WC, wash hand basin, and bath with shower over. The development also benefits from residents' permit parking.

Leasehold: years remaining on lease
Maintenance: £1400 every 6 months
Ground Rent: £237 per year

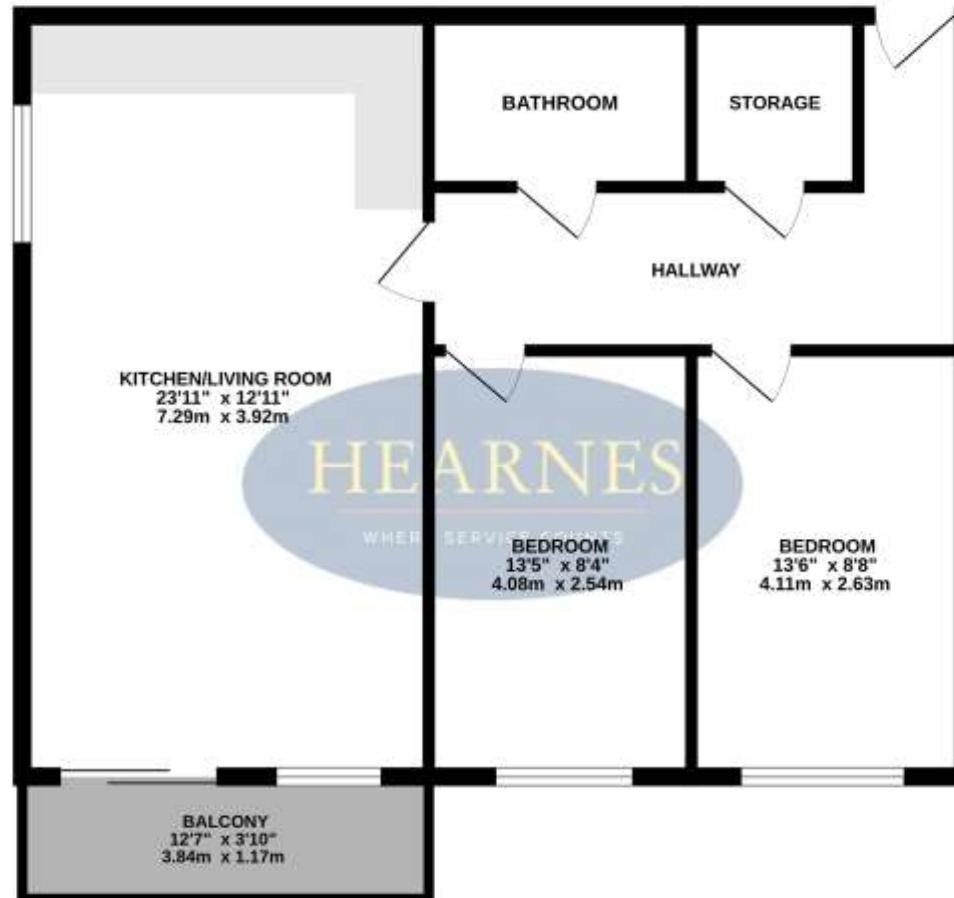
EPC RATING: B

COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



SECOND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 for 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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