



**Wimborne Road
Bournemouth
Dorset
BH10 7BE**

Offers In Excess Of £156,000

bettermove

Wimborne Road Bournemouth

Bettermove are proud to present this 1 bedroom flat in Bournemouth available with no forward chain.

The property benefits from double glazing, gas central heating throughout.

The council tax band is A.

This is a leasehold property with 125 years on the lease from 2019; the ground rent is £10pa and the service charge is approximately £786pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom. The exterior boasts communal gardens and a private shed, perfect for enjoying the summer months.

Located in the popular city of Bournemouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A341, A348 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

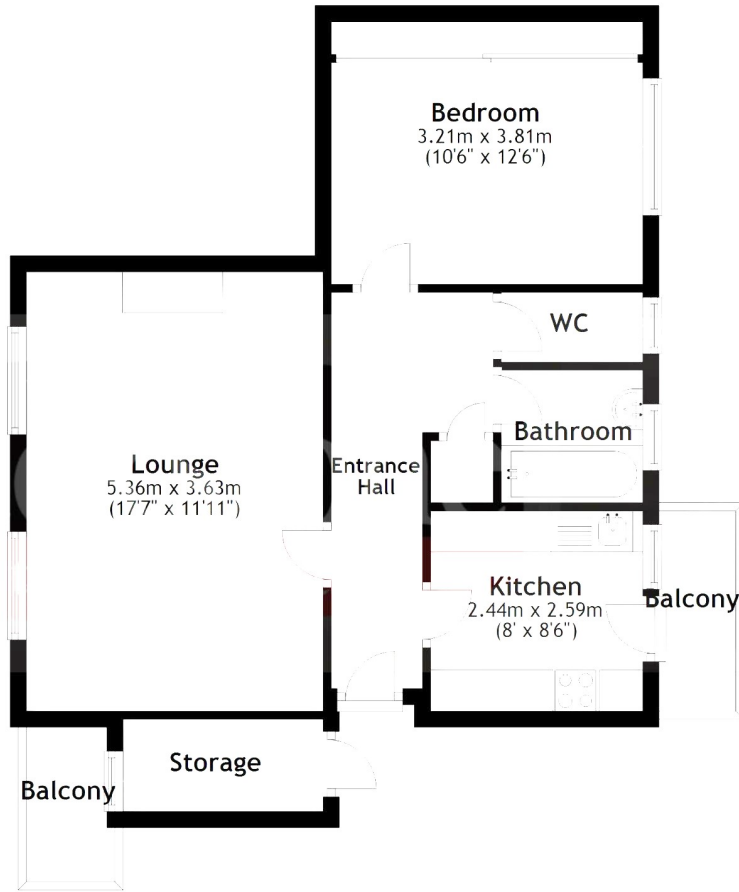
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



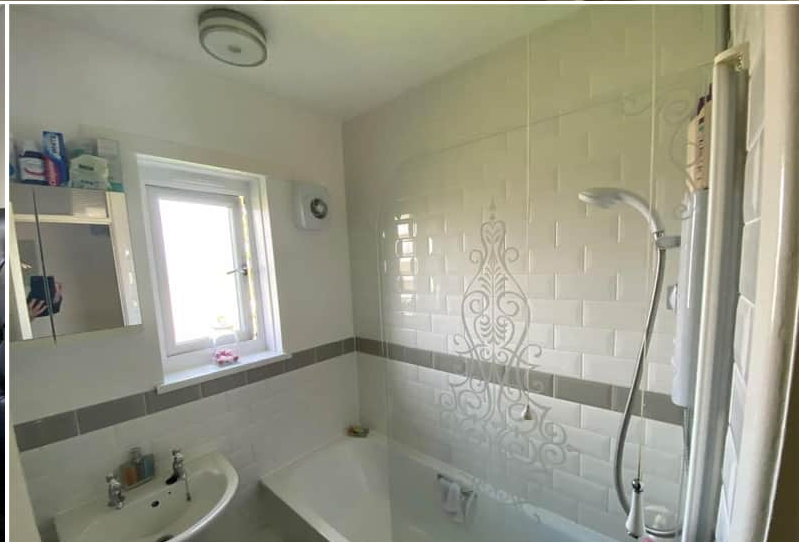
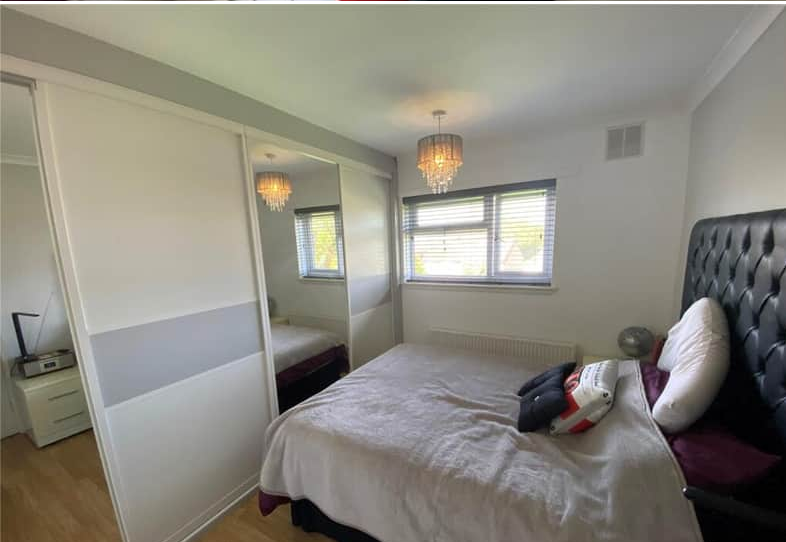
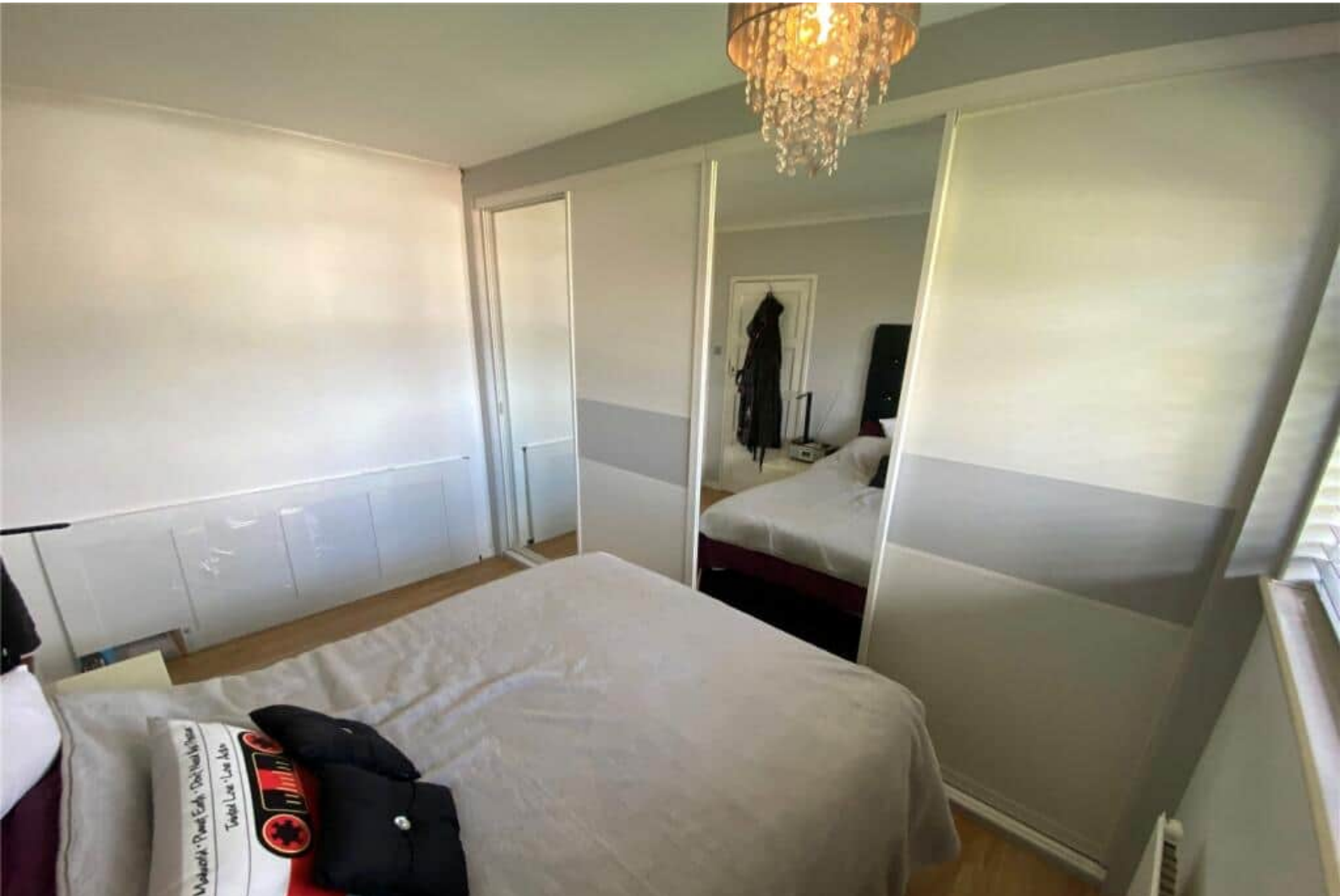
Second Floor

Main area: approx. 54.7 sq. metres (588.4 sq. feet)
 Plus balconies: approx. 4.7 sq. metres (50.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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