



MONTANA
22b Wimborne Road

HEARNES

WHERE SERVICE COUNTS

**Wimborne Road, Bournemouth,
Dorset, BH2 6NU**

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LEASEHOLD

An immaculately presented two double bedroom, top floor apartment located in a premier location moments from Bournemouth Town Centre, main transport links and the award winning sandy beaches. The property has been superbly maintained and updated by the current owners featuring two modern bath/shower rooms, a recent fitted kitchen, impressive vaulted ceiling in the living area and a sunny aspect balcony offering a far reaching outlook. Further benefits include a long lease and allocated parking.

A secure entry phone system provides access to the superbly maintained communal hallways with a lift and staircase leading to the top floor and entrance of the apartment. On entering the property a spacious entrance hall, with useful storage cupboard, leads into a spacious living/dining room with feature vaulted ceiling and double doors leading onto a sunny aspect balcony. A recently fitted, separate kitchen, offers a comprehensive range of floor and wall mounted finished with a matching work surface, range of high specification integrated appliances and large opening to the living area.

Both of the property's bedrooms are double in size and benefit from fitted wardrobes with the master bedroom being served by a modern en suite shower room. A further, modern fitted bathroom completes the accommodation.

The property is conveyed with an allocated parking space and further benefits from visitor parking.

Leasehold- 125 years from January 2007.

Maintenance- Approx. £929.17 every 6 months.

Ground Rent- £275 per annum.

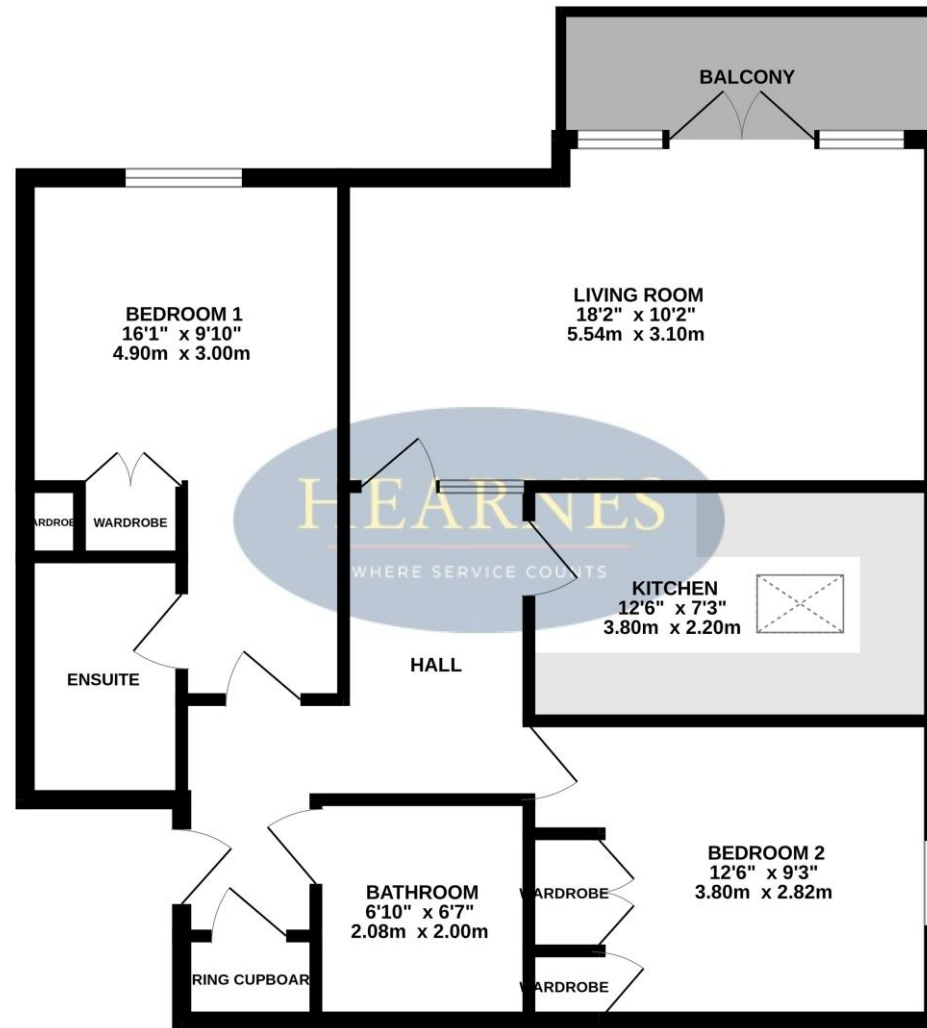
EPC RATING: C

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

