



**Wootton Mount Road
Bournemouth, Dorset**

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A beautifully presented one-bedroom first-floor apartment, finished to a high standard with bespoke fittings throughout, ideally located in the heart of Bournemouth Town Centre. Just a short stroll from the sandy beaches, vibrant bars, shops and restaurants, the property offers modern, stylish living in an exceptionally convenient location. Built in 2019, the apartment benefits from the remainder of a new-build warranty and features a contemporary bathroom, a spacious open-plan kitchen/dining/living area, and a private balcony enjoying pleasant town views. Residents' permit parking is available, and the lease permits short-term or holiday letting. Offered with no onward chain, the apartment is ideally suited to first-time buyers or investors.

The development is accessed via a secure entry system, leading to a communal hallway with lift access to the upper floors. The apartment opens into an inviting entrance hall with a useful storage cupboard and bespoke fitted storage, continuing into the spacious open-plan living space. Sliding doors open onto the private balcony, complete with lighting, extending the living accommodation outdoors. The kitchen is fitted with a range of floor and wall-mounted units, complementary work surfaces, and integrated appliances.

The double bedroom is well-proportioned and enjoys an abundance of natural light from a large floor-to-ceiling window, and benefits from fitted wardrobes and additional storage. The contemporary bathroom comprises a WC, wash hand basin, bath with overhead shower, and further useful storage. The current owners have further enhanced the property with bespoke fitted storage throughout.

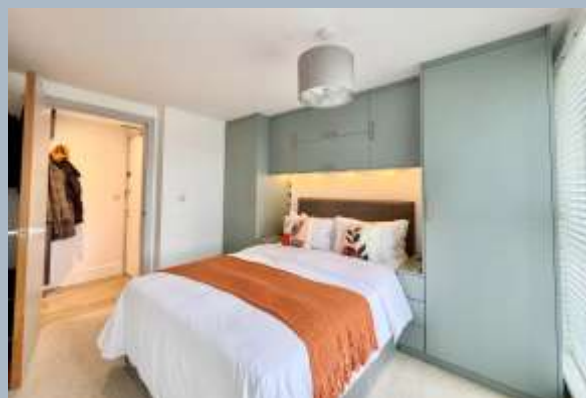
Externally, residents' permit parking is provided within the development.

Leasehold: 118 years remaining
Maintenance: Approximately £1429 per annum
Ground Rent: £180.00 per annum

EPC Rating: TBC

Council Tax Band: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other areas 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, fixtures and appliances shown have not been fixed and no guarantee as to their availability or efficiency can be given.
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