

**Wimborne Road Bournemouth BH9 2AD**

**£1,295 Available 03 September 2025**

**TO LET**



### **Property Features:**

- Furnished
- Furnished
- Roof Terrace
- Allocated Parking
- Spacious
- Modern Kitchen
- White Goods
- Council Tax Band B

## Description

**\* 8 MONTHS LET ONLY \*** Adams Property Agents are pleased to offer for rent this spacious two bedroom maisonette situated on Winton High Street. The property benefits from large master bedroom with en-suite, modern open plan kitchen/lounge, roof terrace on top floor, modern bathroom, GCH, double glazing and private entrance. There is an allocated parking space for 1 car.

Unfortunately no pets or children.

A holding deposit of £298, equivalent to one weeks rent, will be required to secure the property.



## EPC Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Floor Plan

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