



293 Wimborne Road Bournemouth BH9 2AA

£235,000 Leasehold





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.



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Bournemouth, BH9 2AD



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**** INVESTMENT OPPORTUNITY**** Adams Property Agents are delighted to offer for sale this superbly positioned 3 bedroom second floor maisonette on Winton High Street. Let to students as an excellent investment property - with a let agreed for August 2024 @ £1500pcm (utility bills not included). The property offers a spacious open plan kitchen / lounge, 3 large double bedrooms, a bathroom with shower over the bath, has gas fired central heating and double glazing installed throughout.

The property further benefits from a permit parking for one car.

Situated in the heart of Winton with its shops and is within walking distance to Bournemouth University, it is a sought after student property which is always let quickly and achieves premium rent.

Service Charge: in 2023 service charge was £1,142 and this included insurance & ground rent

LEASEHOLD, 70 YEARS LEFT

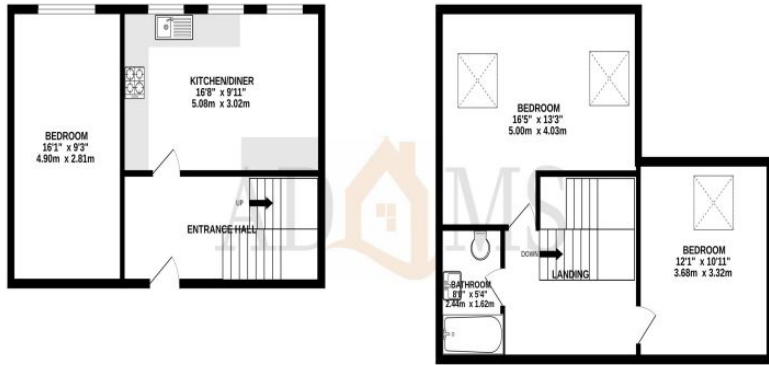
NO FORWARD CHAIN

Council Tax Band B (£1,670.48per annum)

AGENTS NOTE: Under the Property Misdescriptions Act 1991, these details are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Adams Property Agents give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Adams Property Agents has authority to make or give any representation or warranty in relation to this property. Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the diagrams contained herein, 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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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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