



MAYA COURT, WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET, BH9

£144,950 LEASEHOLD

This modern property is situated in an extremely convenient and popular location. Being amongst the excellent range of shops, bars and restaurants in Winton and not far from the more diverse range of leisure and shopping facilities in Bournemouth, this property would make an ideal first time buy or investment property.

House | Modern Fitted kitchen | Two bedrooms | Modern Bathroom |
Convenient location | Ideal buy to let

Westbourne | 01202 767633 |

Winkworth



LOCATION

Winton offers a variety of independent shops, restaurants and coffee houses as well as some popular well known high street names.

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

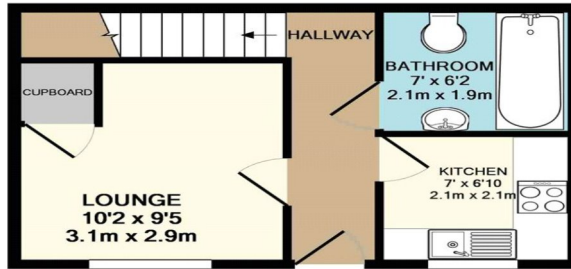


DESCRIPTION

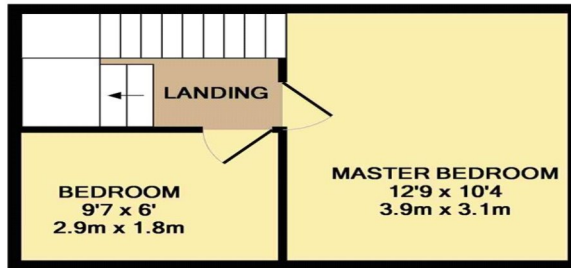
The house is located at the rear of the shops in Winton High Street and adjoins a modern development of apartments.

On the ground floor, the lounge benefits from a front aspect window and a large under stairs storage cupboard. The kitchen is fitted in a modern style with a range of base and eye level cupboard and drawer units, adjoining wood effect work surface areas, a built in stainless steel oven with matching hob and extractor over and space and plumbing for washing machine and fridge. There is also a front aspect window. Also on the ground floor is the modern bathroom which comprises panelled bath, low level wc, pedestal wash hand basin and is partially tiled.

Upstairs, there are two bedrooms, both of which are very bright with 'Velux' style windows. The master bedroom is a good size double room with space for wardrobes whereas bedroom two would be more suited to a single room.



GROUND FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 272 SQ.FT.
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

TENURE: Leasehold (989 years)

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £640 per annum

AT A GLANCE

- House
- Modern Fitted kitchen
- Two bedrooms
- Modern Bathroom
- Convenient location
- Ideal buy to let

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	