



**Edgehill Road, Bournemouth BH9 2PH**

**welcome to**

**Edgehill Road, Bournemouth**

Well-presented ground-floor flat in a sought-after Winton location, offering its own entrance, two bedrooms, a modern kitchen and bathroom, and garden areas as shown on the title. Benefitting from a 152-year lease, off-street parking, and excellent local amenities.





### Entrance Hall

### Kitchen

9' 3" x 9' 2" ( 2.82m x 2.79m )

### Lounge

13' 5" x 10' 6" ( 4.09m x 3.20m )

### Bedroom 1

13' 3" x 12' ( 4.04m x 3.66m )

### Bedroom 2

9' 2" x 7' 7" ( 2.79m x 2.31m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Edgehill Road, Bournemouth

- Ground-floor flat with private entrance
- Two bedrooms
- Garden areas as shown on title
- Off-street parking
- 152-year lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 50.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTN110870 - 0012

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