



**Poole Road
Bournemouth, Dorset**

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A superbly positioned two bedroom, second floor retirement apartment ideally located within easy reach and a level walk of the popular Westbourne Village, Bournemouth Town Centre and main transport links. The property offers bright and spacious living accommodation whilst further benefitting from a modern fitted shower room, residents lounge and parking. The property is offered for sale with no forward chain.

The development is accessed via a secure entry system with a well maintained communal hallway and lift providing access to the second floor and entrance to the apartment. On entering the property a hallway, with useful storage cupboard, leads into a bright and spacious living/dining room offering a pleasant southerly outlook. The living area leads into a separate kitchen offering ample floor and wall mounted units finished with a matching work surface. The property's two bedrooms are generous in size and served by a modern shower room comprising a WC, wash hand basin and walk in shower enclosure.

Wellington Court benefits from a residents lounge, guest suite and ample resident parking operating on a first come first served basis.

EPC RATING: TBC

COUNCIL TAX BAND: D



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

Second Floor

Approx. 61.0 sq. metres (656.8 sq. feet)



Total area: approx. 61.0 sq. metres (656.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

