



Flat 4, 10 Wellington Court, Poole Road, Bournemouth, Dorset BH2 5QU

£95,000

brown & kay



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are delighted to market this one bedroom retirement apartment situated in this convenient position between Westbourne and Bournemouth. A particular feature of this lovely ground floor home is the pleasant position it enjoys within the development together with a delightful outlook over the rear courtyard gardens. The well presented accommodation boasts a modern kitchen with window, generous size living room, bedroom with walk-in dressing area/wardrobe and modern shower room with oversize shower. This home is move in ready having been re decorated with new carpets, and with no forward chain this would make an excellent property choice.

Wellington Court occupies a super position ideally located between Westbourne and Bournemouth with immediate amenities on your doorstep to include a bus service. The bustling village of Westbourne offers a wide and varied range of coffee bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall, and in the opposite direction you will find the larger town centre of Bournemouth with its comprehensive range of shopping facilities. The beach with miles upon miles of promenade and sandy shores is also close by as are train stations with links to London Waterloo.

MATERIAL INFORMATION

Tenure - Leasehold
 Length of Lease - 159 years from 1st June 1990
 Maintenance - £725.22 per quarter
 Ground Rent - £99.24 per 6 months
 Management Agent - Churchill Estates
 Parking - Ample parking-non allocated
 Utilities - Mains Electricity & Water
 Drainage - Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band C
 EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- POPULAR RETIREMENT DEVELOPMENT
- GROUND FLOOR APARTMENT
- MODERN FITTED KITCHEN
- BEDROOM WITH DRESSING AREA/WARDROBES
- MODERN SHOWER ROOM
- RECENTLY REDECORATED
- NEWLY FITTED CARPETS
- TENURE - LEASEHOLD, LONG LEASE
- OUTLOOK OVER COURTYARD GARDENS

TOTAL FLOOR AREA: 456 sq.ft. (42.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	

