



FLAT 33 WELLINGTON COURT, 10 POOLE ROAD, WESTBOURNE BH2 5QU

£124,950

- NO FORWARD CHAIN
- 14' LOUNGE
- 16' MAX BEDROOM
- LOCKABLE GARAGE
- THIRD FLOOR APARTMENT
- SEPARATE KITCHEN
- SHOWER ROOM
- LEVEL WALK TO SHOPS



Floor Plan

Floor area 43.9 sq.m. (473 sq.ft.) approx

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Offered for sale with no forward chain is this well presented third floor apartment retirement apartment situated in this sought after development. The home has many benefits to include separate kitchen, bedroom with fitted furniture, shower room, and secure lockable parking/garage.

ENTRANCE HALL

Entry phone, storage cupboard, airing cupboard housing tank and water pump, storage heater.

LOUNGE

14' 3" x 10' 2" (4.34m x 3.10m) Double glazed window, heater, feature fireplace, storage heater.

KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m) Fitted with a range of wall and base units, space for appliances cooker, sink with drainer, pantry unit.

BEDROOM

16' 2" max x 9' 1" (4.93m x 2.77m) Double glazed window, extensive range of built-in furniture.

SHOWER ROOM

7' 3" x 6' 6" (2.21m x 1.98m) Wash hand basin inset in to vanity unit, oversize shower cubicle, low level w.c.

RESIDENTS FACILITIES

To include House Manager and Careline, coffee room, hair salon, library and guest suite subject to availability.

SECURE PARKING/GARAGING

16' x 11' (4.88m x 3.35m) Lockable garage.

TENURE - LEASEHOLD

Length of Lease - 67 years remaining
 Maintenance - £2,443.05 per annum
 Ground Rent - £225 per annum

COUNCIL TAX - BAND C



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