



FLAT 16, WELLINGTON COURT, 10 POOLE ROAD, BOURNEMOUTH,
DORSET BH2 5QU

£149,950

- NO FORWARD CHAIN
- SECOND FLOOR
- TENURE - LEASEHOLD
- RETIREMENT APARTMENT (60+)
- TWO BEDROOMS
- COUNCIL TAX - BAND D



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Powered by www.Propertybox.io



*****NO FORWARD CHAIN***** A lovely two bedroom **RETIREMENT (60+)** APARTMENT ideally located between Westbourne and Bournemouth. The apartment enjoys a **SECOND FLOOR POSITION** with a **FRONT FACING** outlook, a **MUST SEE HOME!**

ENTRANCE HALL

Two storage cupboards.

LOUNGE

16' 2" x 10' 4" (4.93m x 3.15m) Front aspect window, fire surround.

KITCHEN/BREAKFAST ROOM

10' 4" x 7' 10" (3.15m x 2.39m) Fitted with a range of units, built-in double oven and hob, space for fridge/freezer and space and plumbing for washing machine.

BEDROOM ONE

14' 8" x 8' 6" (4.47m x 2.59m) Range of built-in wardrobes including bedside cabinets and double wardrobes.

BEDROOM TWO

11' 2" x 7' 4" (3.40m x 2.24m) Front aspect window.

SHOWER ROOM

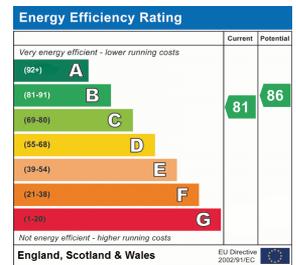
Step in oversize shower, low level w.c. and wash hand basin with vanity unit.

COMMUNAL FACILITIES

Including residents lounge and gardens with seating areas.

MATERIAL INFORMATION

Tenure - Leasehold, 65 years remaining
 Maintenance - £906.52 payable quarterly - £3,626.08 per annum
 Ground Rent - £264 is payable every 6 months, £528 per annum
 Parking - First come, first serve (parking is not allocated)
 Utilities - Mains Electricity, Water and Drainage
 Broadband & Mobile Signal - Refer to ofcom website
 Council Tax - Band D, EPC Rating - B



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.