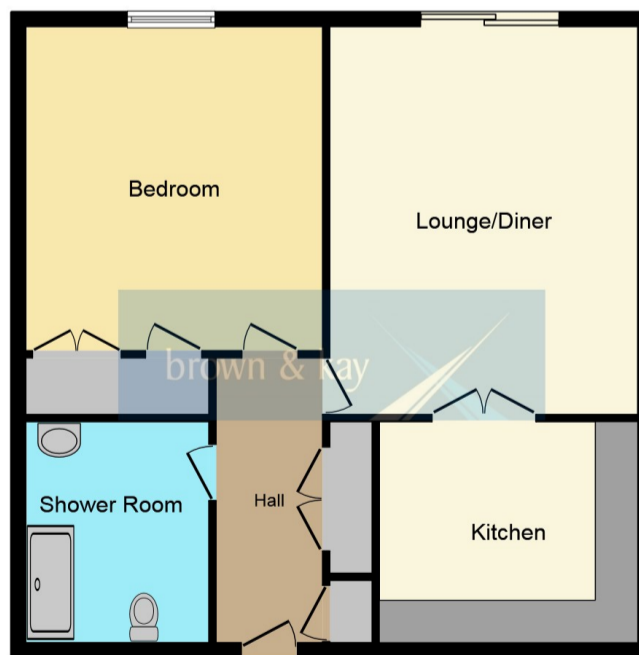




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 14, Wellington Court 10 Poole Road, Bournemouth BH2 5QU

£100,000

The Property

Wellington Court is a popular retirement development for the over 60's and is well located between Bournemouth and Westbourne town centres with bus services which operate to surrounding areas located on the Poole Road. Bournemouth itself offers a comprehensive range of shopping facilities whereas Westbourne offers a more varied mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

The apartment occupies a first floor position and offers generous accommodation to include a 14' lounge/dining room, fitted kitchen/breakfast room, bedroom with double opening wardrobe, and shower room. The complex has excellent facilities with residents lounge and coffee rooms which are a real hub for residents to enjoy, together with a 24 hour emergency call system and guest suite as well as pleasant communal gardens with various seating areas to enjoy. Offered with no forward chain, this is a must see home.

SECURITY ENTRY SYSTEM TO MAIN BUILDING

Upon entry there is a large entrance foyer with stairs or lift to first floor

Door to apartment entrance hall

Storage cupboard, further storage cupboard housing tank and linen storage, modern programmable heater.

Lounge/Diner

14' 1" x 10' 5" (4.29m x 3.17m) Double glazed side window, fireplace with matching hearth and surround, modern programmable heater, glazed double open doors lead to:-

Kitchen/Breakfast Room

7' 9" x 7' 8" (2.36m x 2.34m) Range of wall and base units, sink drainer, space and plumbing for washing machine, further wall units, filter canopy, space for fridge/freezer, unit housing double oven, space for breakfast table.

Bedroom

13' 1" x 8' 11" (3.99m x 2.72m) Double glazed side window, double opening wardrobe, modern programmable heater

Shower room

7' 2" x 4' 10" (2.18m x 1.47m) Oversize shower cubicle with wall mounted shower and hand rails, wash basin inset in vanity unit, low level WC, heated towel rail, tiled walls.

PARKING

There is a good amount of parking which is on a first come first served basis.

TENURE-LEASEHOLD

Currently stands at 98 years remaining

MAINTENANCE - £2,443.05 per annum

GROUND RENT - £196 per annum

COUNCIL TAX BAND-C