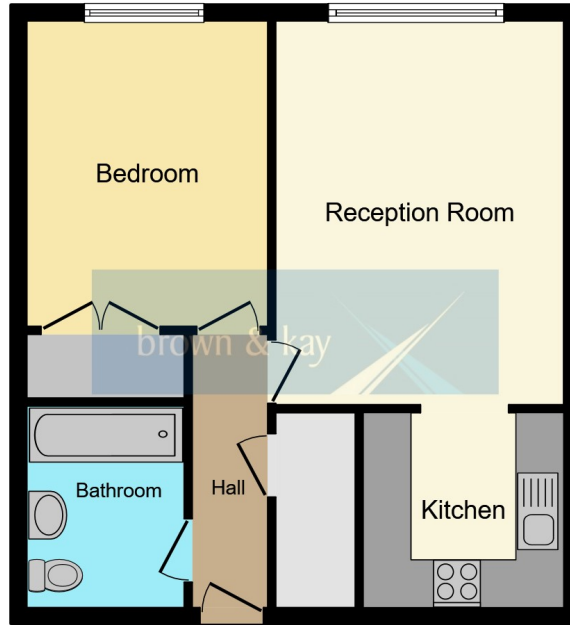




FLAT 33 HOMELEIGH HOUSE, 52 WELLINGTON ROAD, BOURNEMOUTH,
DORSET BH8 8LF

£74,950

- RETIREMENT APARTMENT
- TOP FLOOR
- NEWLY REFURBISHED BATHROOM
- OVER 55'S APARTMENT
- BEAUTIFULLY PRESENTED
- RESIDENTS PARKING (SUBJECT TO AVAILABILITY)



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

Brown and Kay are delighted to market this BEAUTIFULLY PRESENTED, one double bedroom TOP FLOOR RETIREMENT apartment. This recently modernised over 55's apartment is situated in a residential area close to Bournemouth train station, award winning sandy beaches and Nuffield hospital.

COMMUNAL ENTRANCE HALL

Secure entry phone system, passenger lift.

ENTRANCE HALL

LOUNGE/DINER

15' 1" x 10' 7" (4.60m x 3.23m)

KITCHEN

7' 3" x 5' 5" (2.21m x 1.65m) Modern separate kitchen which offers a range of base and wall mounted units as well as fitted oven and induction hob, further space for appliances.

BEDROOM

14' 6" x 11' 8" (4.42m x 3.56m) A good size double with fitted wardrobes.

BATHROOM

Newly refurbished bathroom complete with bath, w.c. and wash hand basin.

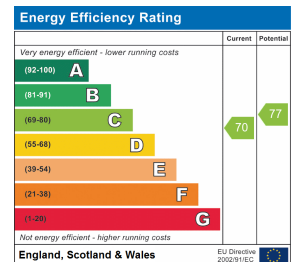
RESIDENTS FACILITIES

There is residents parking, subject to space being available, communal lounge/kitchen and laundry room.

TENURE - LEASEHOLD

Length of Lease - 99 years from 01/09/78
 Service Charge - £1,461.49 is payable per half year
 Ground Rent - £75 is payable per half year

COUNCIL TAX - BAND A



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.