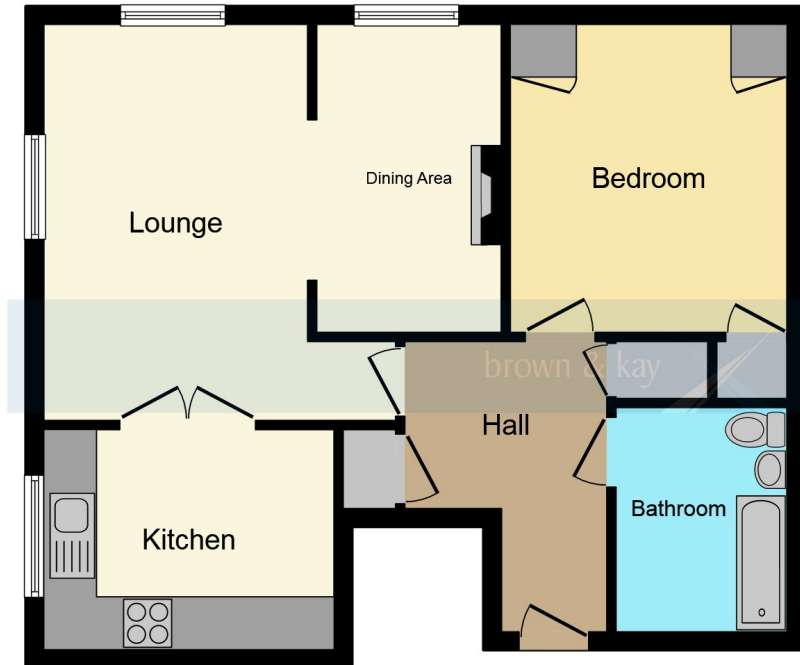




FLAT 39 WELLINGTON COURT 10 POOLE ROAD, BOURNEMOUTH,
DORSET BH2 5QU

£110,000

- NO FORWARD CHAIN
- LONG LEASE
- CLOSE TO BUS AND MEDICAL SERVICES
- COMPLETELY RENOVATED THROUGHOUT
- POPULAR RETIREMENT DEVELOPMENT
- RESIDENTS LOUNGE AND GUEST SUITE



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

*****NO FORWARD CHAIN***** A BEAUTIFULLY PRESENTED one bedroom RETIREMENT flat which has been FULLY RENOVATED to include carpets. Situated on the THIRD FLOOR, the home boasts a LOUNGE and DINING AREA, NEWLY FITTED KITCHEN and BATHROOM.

COMMUNAL ENTRANCE

Stairs or lift to the third floor.

LOUNGE

12' 6" x 8' 8" (3.81m x 2.64m) Dual aspect with double glazed windows to the front and side, heater.

DINING AREA

10' 11" x 5' 10" (3.33m x 1.78m) Double glazed front velux style window, heater.

KITCHEN

9' 6" max x 7' 4" (2.90m x 2.24m) Newly installed kitchen, range of units with work surface, inset electric hob with matching oven under, space for washing machine, space for fridge/freezer, sink with drainer.

BEDROOM

11' 0" x 8' 9" (3.35m x 2.67m) Double glazed window to the front, cupboard housing tank with linen storage.

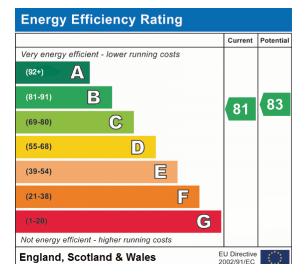
BATHROOM

Newly installed bath suite with panelled bath and wall mounted shower attachment, wash basin inset in to vanity unit, low level w.c., heated towel rail, tiled walls.

TENURE - LEASEHOLD

Length of Lease -159 years from 1st June 1990 (Solicitor will need to confirm this)
Service Charge - 1st January 24 to 31st December 24 is £3,478.58

COUNCIL TAX - BAND C



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.