



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	85
(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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Flat 32, Wellington Court 10 Poole Road, Bournemouth BH2 5QU

£135,000

The Property

Brown and Kay are pleased to market this well presented apartment positioned on the third floor of this sought after retirement development. The home affords spacious and well arranged and accommodation and in brief benefits from a 16' lounge/dining room, more than generous kitchen, two good size bedrooms and spacious shower room.

Wellington Court is well situated between both Westbourne and Bournemouth with amenities to include bus services and medical centre on your doorstep. Westbourne with its community feel is a level distance away and there you can enjoy the many cafes, restaurants and boutique shops it has to offer as well as high street names such as Marks and Spencer food hall. Bournemouth town centre with its beautifully manicured gardens and direct access to the beach is within reach in the opposite direction.

COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance foyer, stairs or lift to all floors with the apartment located on the third floor.

ENTRANCE HALL

Cloaks storage cupboard housing tank and linen storage, heater.

LOUNGE/DINING ROOM

16' 2" x 10' 4" (4.93m x 3.15m) Double glazed window to the rear, fireplace with matching hearth and mantel, wall mounted heater.

KITCHEN

10' 4" x 7' 10" (3.15m x 2.39m) Well appointed and generous size kitchen with wood effect work tops and range of drawers and cupboards, carousel unit, space for fridge/freezer, unit housing double oven and Zanussi microwave, Electrolux hob, integrated Electrolux dishwasher, space and plumbing for washing machine, inset sink and drainer.

BEDROOM ONE

14' 11" to wardrobe front x 8' 8" (4.55m x 2.64m) Double glazed window, excellent range of built-in bedroom furniture including triple wardrobe, vanity unit with two, three drawer chests, further double opening wardrobe, heater.

BEDROOM TWO

11' 1" x 7' 3" (3.38m x 2.21m) Double glazed window, heater.

SHOWER ROOM

Suite comprising oversize shower cubicle with wall mounted shower, wash hand basin and low level w.c. Towel rail and tiled walls.

GROUNDS

Wellington Court sits in well maintained communal grounds

PARKING AREA FOR RESIDENTS

This is non allocated and on a 'first come, first serve' basis.

TENURE - LEASEHOLD

Length of Lease - Extended to 139 years from 1/6/1990
Maintenance - £276.59 per month (£3,319.08 per annum)
Ground Rent - £124.05 payable every 6 months (£248.10 per annum)

COUNCIL TAX - BAND D