



**60 Wellington Court 10 Poole Road,
Bournemouth BH2 5QU
£129,500 Leasehold**



About the Property

This delightful apartment can be accessed via a passenger lift or stairs with the front door opening in the entrance hall. Here there is a large airing cupboard housing the hot water tank with slatted shelving and storage above. Electric fuse box. There is a wall mounted thermostat with time and an entry phone system. Night storage heater. An Apello system is fitted for emergency use.

CLOAKROOM/SHOWER ROOM. Has a shower with a thermostat contra, wash hand basin and low level W.C. with mirror and lighting above. Heated towel rail and wall mounted cupboard.

From the HALLWAY all doors lead to all the rooms.

KITCHEN. Excellent range of floor and wall mounted units under a laminated work surface. There is a stainless steel sink unit with matching drainer and electric 4 burner hob with an extractor fan above. Eye level cooker with storage above. A further range of wall mounted units and an excellent range of fitted cupboards with glass fronted units. To the rear of the kitchen is the dining area with a fitted seating bench. There is a window and a sky light. Vinyl tiled floor.

LOUNGE. This light lounge is with a good size window. There is a contemporary electric wall mounted fire. Night storage heater.

BEDROOM 1. This is a generous size bedroom with an excellent range of built-in wardrobes with matching dressing unit and fitted drawers. A further range of sliding door built in wardrobes. Night storage heater.

BATHROOM EN SUITE. A fully tiled room with a 3 piece suite comprising panelled bath with mixer taps. Close coupled low level W.C. and pedestal wash hand basin with light and mirror above. Heated towel rail.

BEDROOM 2. A light room with a large window. Built in wardrobe, night storage heater.

OUTSIDE. The gardens are very well manicured with plenty of trees and colourful shrubs with outside seating to relax in.

The flat is Leasehold with remaining 100 years (125 years from May 1996).

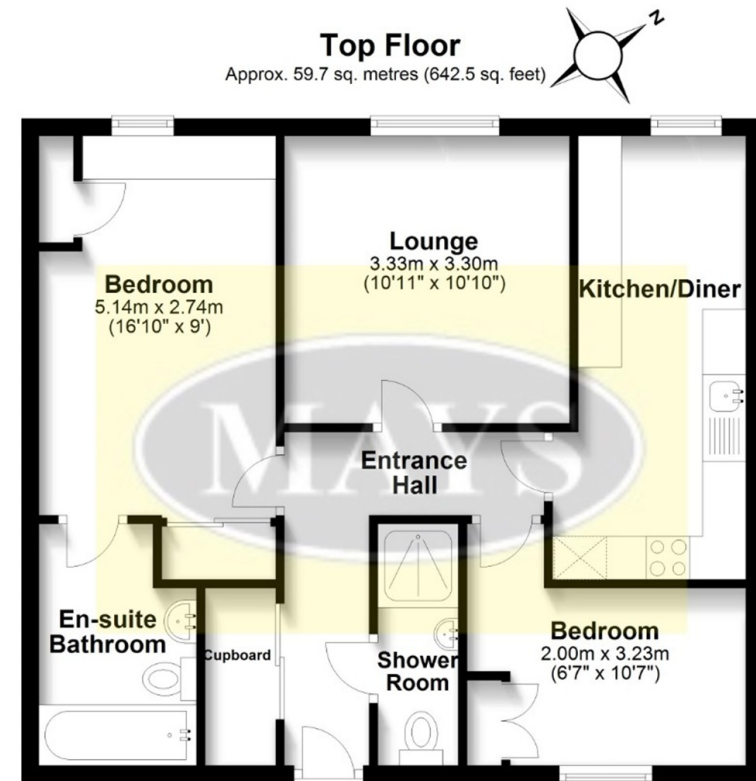
MAINTENANCE CHARGE. Currently £2,880 per annum. Ground rent £250 per annum.

There is ample allocated parking for the residents and visitors parking to the rear of the property.

COUNCIL TAX BAND D

Key Features

- Retirement Living Minimum age 60yrs
- Master with en-suite bathroom
- Kitchen/dining room with appliances
- Communal garden with seating
- Emergency pull cords to each room
- Two Bedrooms
- Separate Shower Room with WC
- Communal lounge
- House manager
- Central location to Westbourne village



Total area: approx. 59.7 sq. metres (642.5 sq. feet)

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Plan produced using PlanUp.





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New Developments (where applicable)

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