





### **HOUSE & SON**

A generous two double bedroom ground floor flat, benefiting from a long lease, spacious lounge/diner, off-road parking, garage, gas central heating, ample storage, separate bathroom, WC and a private patio/balcony.

The property has a choice of school catchments, is within close proximity to local shops and amenities in Charminster, and is less than a ten-minute walk from Bourne mouth train station. Additionally, main line bus routes are also readily accessible.

### **COMMUNAL ENTRANCE**

Secure intercom system. Double glazed doors leading to;

### **ENTRANCE HALLWAY**

Three good-sized storage cupboards, one housing the consumer unit. Tiled flooring.

### **CLOAKROOM**

WC. Tiled flooring. Smooth ceiling.

### **BATHROOM**

Wash hand basin. Bath with mixer taps and shower. Extractor fan. Radiator. Partly tiled.

### **LOUNGE/DINER**

**15' 10" narrowing to 8'10 x 20' 2" (4.83m x 6.15m)**

Generous lounge-diner with south-westerly aspect double glazed window and door leading to patio area, further high level double glazed window to front. Radiators.

### **PATIO/BALCONY**

Private patio area/balcony.



### **KITCHEN**

**7' 10" x 9' 10" (2.39m x 3m)**

Double glazed window too side. A fitted kitchen with a range of base and wall-mounted units with roll-top work surfaces over. A single bowl sink and drainer. Space for cooker, washing machine, and fridge/freezer. Wall-mounted gas-fired combination boiler. Tiled flooring. Part tiled walls.

### **MASTER BEDROOM**

**12' 10" x 9' 10" (3.91m x 3m)**

A spacious master bedroom with a double glazed window to front, built-in wardrobes. Radiator.

### **BEDROOM TWO**

**10' 4" x 8' 6" (3.15m x 2.59m)**

Double glazed window to side. Radiator.

### **COMMUNAL GARDENS**

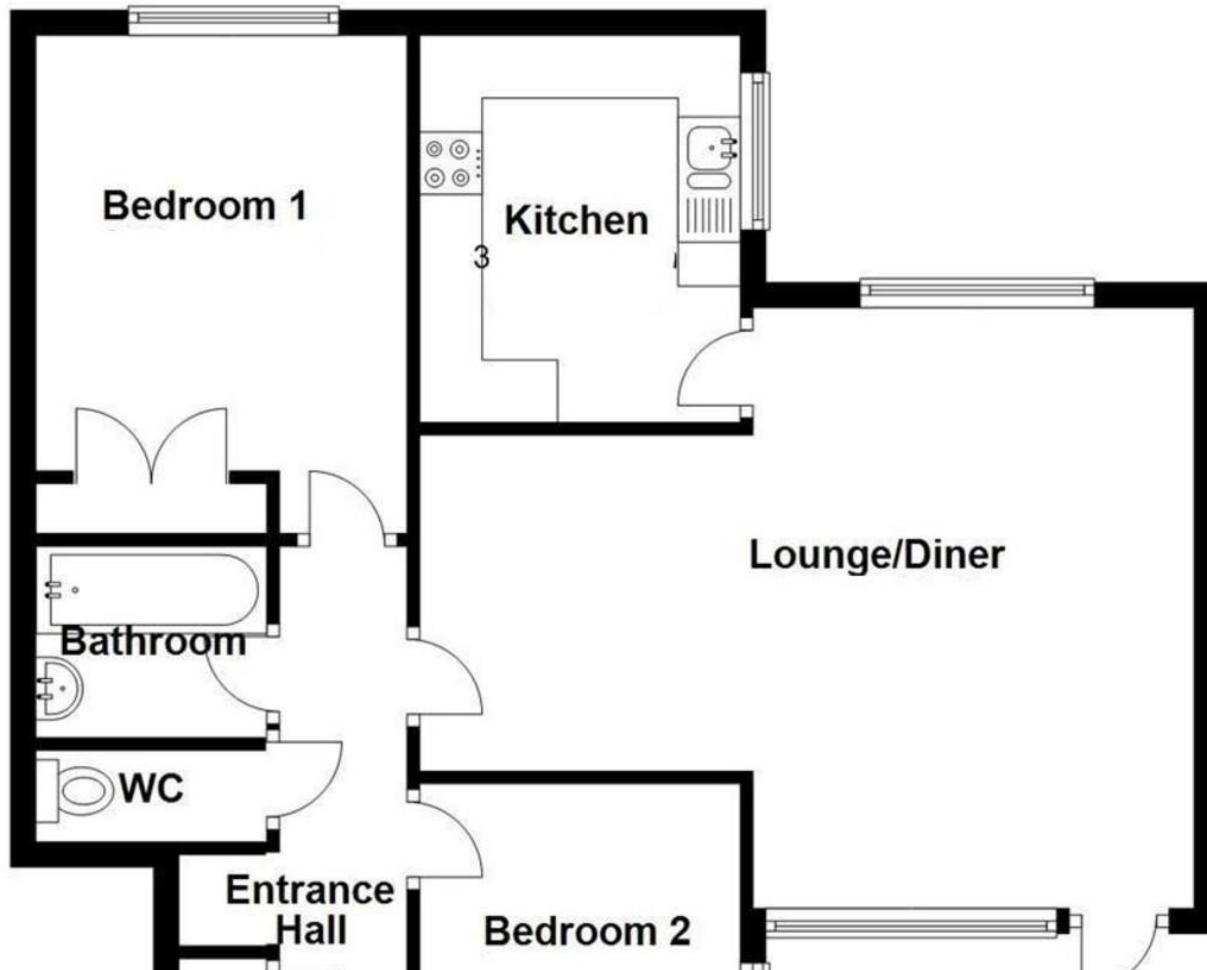
Mostly laid to lawn trees in places.

### **GARAGE**

Up and over door, located in the block to the rear of the property.



## Ground Floor



Flat 4 Culford Court  
62, Wellington Road  
BOURNEMOUTH  
BH8 8JR

Energy rating

**D**

Valid until  
22 June 2026

Certificate number  
0991-2847-6660-9726-7211