

Energy Efficiency Rating	
Potential	Current
<p>EU Directive 2002/91/EC England, Scotland & Wales</p> <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
A (92-100)	81
B (81-91)	73
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



ft 4 Parsonage Court



Stunning Two Double Bedroom Flat in Parsonage Court, Wellington Road Discover modern living in this beautiful two double bedroom flat located in the sought-after Parsonage Court on Wellington Road.

Offered with no forward chain by Clarkes Estate Agents, this property presents an ideal opportunity for those seeking a comfortable and stylish home.

Key Features:

Two Double Bedrooms Modern Kitchen Modern Bathroom Spacious Lounge with Balcony Separate Garage Property

Highlights: Modern

Kitchen: The heart of this home is the contemporary kitchen, equipped with modern appliances, ample storage, and sleek finishes. It's a perfect space for culinary enthusiasts and those who enjoy entertaining. Modern

Bathroom: The bathroom boasts contemporary fixtures and fittings, providing a spa-like atmosphere for relaxation after a long day. Spacious Lounge with

Balcony: The generously sized lounge is perfect for both relaxation and entertaining. Step out onto the balcony and enjoy a breath of fresh air while taking in the surrounding views. Separate

Garage: Convenience is key, and this property offers a separate garage for secure parking or additional storage.

Location: Parsonage Court on Wellington Road is known for its convenience and accessibility. Enjoy proximity to local amenities, shopping centres, and public transport links, making daily life a breeze.

Agent Information: This property is brought to you by Clarkes Estate Agents. For more information or to schedule a viewing, please contact our dedicated team on 01202 533377 Don't miss the chance to make this stunning two double bedroom flat your new home. Act now and embrace a modern and comfortable lifestyle in the heart of Wellington!

Agent Notes:

Tenure: Share of Freehold

EPC Rating: D

Council Tax Band: C - Approximately £1,820.65 per annum

Lease Length: 999 years from 2008

Service Charge: Approximately £2,158 per annum. Paid every 6 months which includes, Health & Safety, Insurance, Maintenance, Communal Electricity, Reserve Funds, Management Fee & Accountancy.

Ground Rent: No Ground Rent

Building Insurance: Included in the Service Charge

Management Company: Hawk Estates

Holiday Lets are not Permitted

Pets are Permitted Subject to Permission



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Guide Price £225,000

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.