

FOR SALE



Wellington Road, Bournemouth
Offers In Excess Of £170,000


MARTIN & CO



Wellington Road, Bournemouth

1 Bedroom, 1 Bathroom

Offers In Excess Of £170,000

- PETS PERMITTED
- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM
- OWN PRIVATE ENTRANCE
- PRIVATE GARDEN
- PARKING FOR ONE CAR
- IDEAL FIRST TIME BUYER
- GREAT RENTAL POTENTIAL OF £975PCM

Welcomed to the market is this ideal first time buyer or investment property. This one bedroom ground floor apartment is ideally located to Bournemouth Town Centre, Lansdowne, Springbourne and Charminster.



Enter the property via your very own private entrance having parked your car just outside the front door. Very convenient and ideal in rainy weather. Step straight into your very own large porch that has been recently installed and is a great addition to the property.

The kitchen is a great size and makes day to day living nice and easy. Whip up dinner for loved ones and friends for an enjoyable time. The kitchen benefits from character high ceilings, white goods including washing machine, fridge freezer oven and hob.

There is plenty of work surface space, and storage both above and below the work surfaces.

This property boasts a character lounge with lovely high ceilings and bay window, perfect for hosting friends or enjoying a quiet night in front of the tv. The bay window is a nice addition providing the room with lots of natural light.

The bathroom is a great size and offers a three piece suite including large bathtub, with shower attachment overhead, W/C, Hand Wash Basin, shower screen, radiator to keep the towel nice and warm and easy to maintain floor and tiled walls around the tub.

The bedroom is a great size and makes an ideal retreat to get a good night's sleep after a busy day. There is plenty of space in the bedroom for all of one's furniture with the room overlooking the private garden.

Included in this gem of a property is allocated off-street parking for 1 car, ensuring you always have a space waiting for you when you return home. If that wasn't enough then how about your very own private garden to complement the property. Comprising of a decked area

as well as a stony cobbled area. There is a small garden shed which can be used for garden storage or to house a bicycle. It's a wonderful space for you and your friends and family to enjoy.

The location couldn't be more ideal, with easy access to Bournemouth Town Centre, medical services, Bournemouth University, Bournemouth Train Station, bus stops, supermarkets, and motorways. All the conveniences you need are just a stone's throw away, making your daily routine a breeze.

With 485 square feet of move-in ready living space, this apartment is the perfect choice for first-time buyers, professionals, or singles looking to establish themselves in the heart of Bournemouth. The property will also be an ideal investment property and has been rented for many years. The vendors are carrying out some light refurbishment works on the property. Don't miss out on the opportunity to view this fabulous property in person - schedule your viewing today!



AGENT NOTES

Tenure – Leasehold

Lease Length – 93 Years Remaining

Service Charge - £1,500 per annum

Ground Rent - £150 per annum

Pets – Permitted with Permission

Holiday Lets – Not Permitted

All mains utilities are connected

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

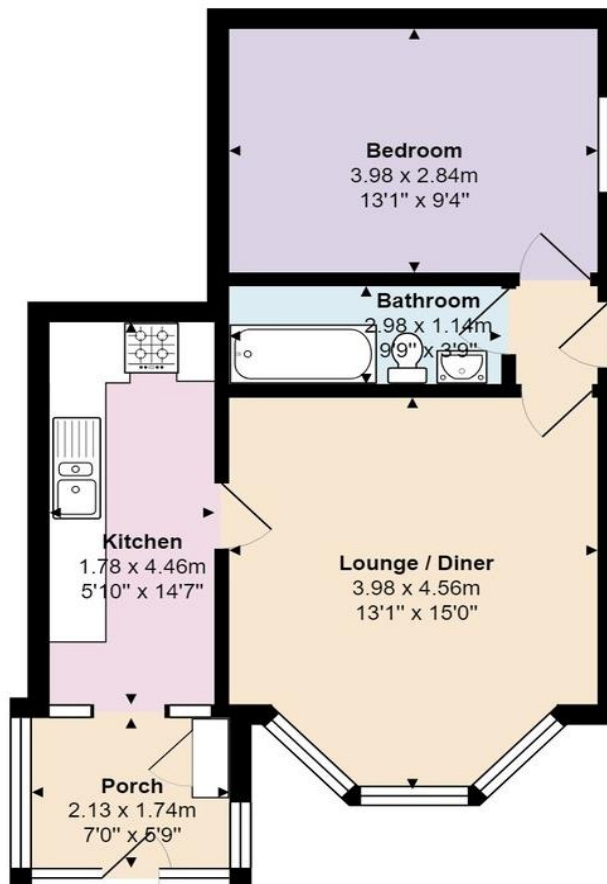
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total Area: 46.0 m² ... 495 ft²

All measurements are approximate and for display purposes only



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



