

**Apartment 40 Wellington Court,
10 Poole Road, Westbourne,
Bournemouth, Dorset, BH2 5QU**

**£150,000
Leasehold**



A purpose built, south facing, top floor retirement apartment conveniently situated on the door step of Westbourne and Bournemouth and within a mile of the beach. The accommodation comprises of an entrance hallway, lounge/dining room, good size kitchen, two bedrooms and a luxury stylish modern fitted shower room. There is UPVC double glazing, electric heating, gated underground parking space and visitors parking. The development benefits from a residents lounge, communal garden area, library, hairdressers and guest suite located on the ground floor. No Forward Chain.

LOCATION NOTE: Wellington Court is one of the area's most desirable retirement developments and it is located a short distance from Westbourne and Bournemouth with excellent bus services close to hand and within a mile of the beach.

COMMUNAL DOORS With wall mounted security entry phone system leads through to the:

COMMUNAL LOBBY From here, stairs and a lift give access to the fourth floor (top floor), this then leads up to:

PERSONAL ENTRANCE DOOR With spyhole leads through into:

ENTRANCE HALLWAY Coved and textured ceiling, smoke detector, light point, loft access hatch, wall mounted security entry phone, emergency pull cord, electric heater, storage cupboard with shelving and hanging space housing the electric consumer unit and to the side there is an airing cupboard housing the hot and cold water tanks with slatted shelving for linen storage. Doors then lead off to:

LOUNGE 16' 2" x 10' 6" (4.93m x 3.2m) Textured and coved ceiling, UPVC double glazed windows to the front aspect with electrically operated blinds, fireplace with marble hearth, inlay and wooden mantel surround, two wall lights, TV point, electric heater, emergency pull cord, multi paned single glazed French style doors then lead through to the:

KITCHEN 10' 6" x 8' (3.2m x 2.44m) Comprising of a range of matching wall and base units to include drawers, under pelmet lighting, roll edge worksurfaces incorporating stainless steel drainer sink with mixer tap, part tiled walls, integrated four ring electric hob, extractor canopy above and to the side there is a fan assisted oven and grill, space for fridge/freezer, space for washing machine, textured and coved ceiling, strip light and emergency pull cord.

BEDROOM 1 14' 5" to wardrobe front x 8' 1" (4.39m x 2.46m) Coved and textured ceiling, light point, UPVC double glazed window to front aspect, fitted wardrobes with shelving and hanging space, dressing table area with a selection of drawers, wall mounted electric heater, TV point, emergency pull cord and telephone point.

BEDROOM 2 11' 4" x 7' 6" (3.45m x 2.29m) Coved and textured ceiling, light point, Velux double glazed window to the front aspect, built in wardrobe with shelving and hanging space, electric heater and emergency pull cord.



LUXURY FITTED SHOWER ROOM 8' 1" x 7' 3" (2.46m x 2.21m) Comprising of an over sized built in shower cubicle with hand rails, glass sliding door, mains operated shower attachment and rain fall shower head, vanity unit with wash hand basin set in quartz style surface with white gloss fronted soft closing storage cupboards beneath and to the side, shave point, wall mounted glass fronted storage cabinet, tiled walls, ladder style towel rail, lino flooring, smooth set ceiling, light point, extractor fan and emergency pull cord.



OUTSIDE The development is set within very well maintained communal grounds and we have been informed that there is a gated underground parking space conveyed with the property, along with visitors parking spaces.

NOTE: We have been informed that residents must be over 60 to purchase within Wellington Court.

LEASE We have been informed that there are approximately 150 years remaining.

SERVICE CHARGE We are informed by the vendor that this is £2,925.25 p.a.

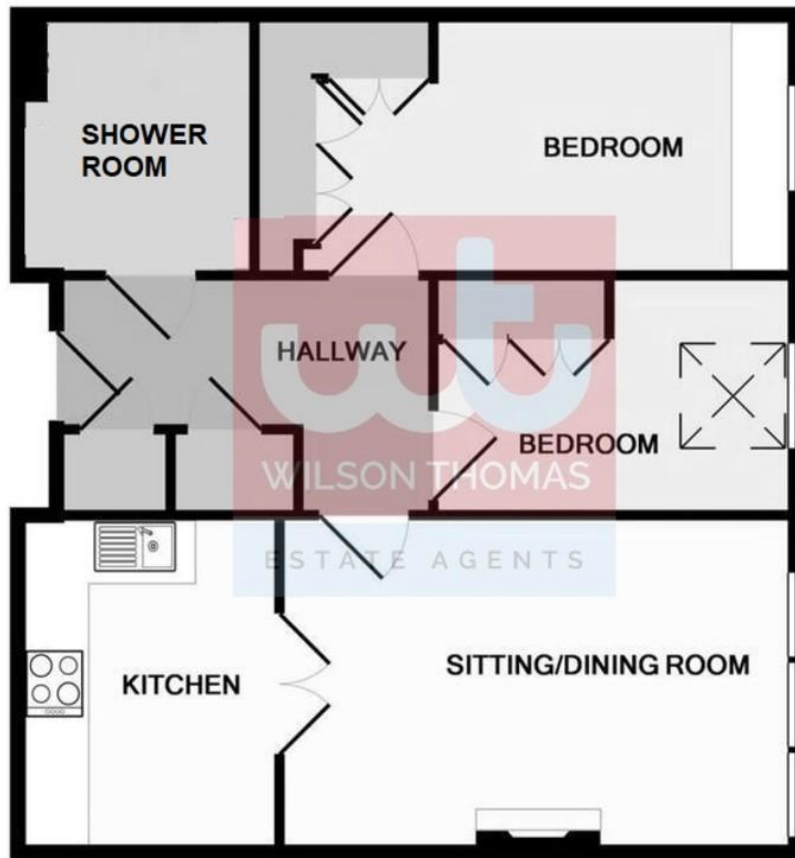
GROUND RENT £248.10 p.a. for the flat and £25.00 p.a. for the parking bay (number 9).

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

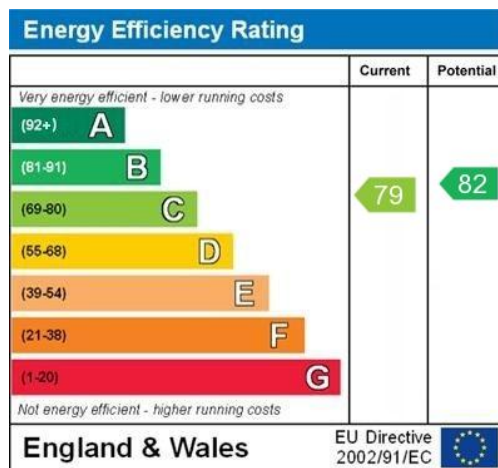
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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 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.

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