

**Flat 10 Wellesley House, 55 Wellington Road,
Bournemouth, BH8 8JL**



Property overview

Guide Price £220,000

A very well presented modern 2 double bedroom top floor flat in the purpose built block of Wellesley House, Wellington Road, Bournemouth. Ideally located for Charminster High Street (0.4miles), Bournemouth Train/Bus Station (0.5 mile walk), Bournemouth town centre (1.6 miles), Bournemouth's beaches (1.2 miles) and easy access to the Wessex Way.

The accommodation offers entrance hallway, main bathroom, two double bedrooms one of which has an en-Suite, open plan lounge/diner with private south-westerly facing balcony and upgraded kitchen.

The property also benefits from a 108 year lease, gas fired central heating, an allocated parking space as well as visitors' parking. No forward chain.



Accommodation

Entrance Via:

Communal front door with security entry phone to communal hallway, stairs to second floor, door to inner communal lobby, front door to:

Entrance Hall (Irregular Shape): 19' 3" max x 9' 10" max (5.86m x 2.99m)

Sun (sunlight) tube, spotlights, smoke alarm, security entry phone, high-level consumer unit, radiator, HIVE heating system control unit, doors to accommodation and door to:

Storage Cupboard: 3' 3" x 1' 8" (0.99m x 0.51m)

Shelving, providing storage.

Lounge/Diner: 17' 3" max x 12' 2" max (5.25m x 3.71m)

Part sloped ceilings, Velux window to rear aspect, radiator, internet point, opening to kitchen, sliding patio door to:

Balcony: 6' 11" x 3' 7" (2.11m x 1.09m)

Enclosed by wrought iron balustrade, laid to decking.

Kitchen: 9' 3" max x 8' 8" max (2.82m x 2.64m)

Smoke alarm, sloping and vertical combination skylight to side aspect, range of eye and base level units, cupboard housing "Alpha" combination gas fired boiler, deep pan drawers, stainless steel sink/drain, integrated appliances (dishwasher, washing machine and fridge/freezer), 'New World' Gas Oven with 4 ring gas hob above and hood over with stainless steel splash back.

Bathroom: 6' 5" x 5' 10" (1.95m x 1.78m)

Extractor fan, part tiled walls, panelled bath (with mixer/shower attachment and folding glass shower screen over), WC, pedestal wash hand basin with mirror cabinet above, ladder style towel radiator.

Bedroom One (currently Guest Room/Office):

Part sloped ceilings, Velux window to rear aspect, door to:

En-Suite: 5' 10" x 5' 5" (1.78m x 1.65m)

Extractor fan, spotlights, WC, pedestal wash hand basin with tiled splash back, shower enclosure with mixer shower over, ladder style towel radiator.

Bedroom Two: 9' 5" x 9' 4" (2.87m x 2.84m)

Part sloped ceilings, window to rear aspect.

Externally:

The landscaped grounds have established shrubs, trees and bushes around and bordering the development. There is a drive connecting a front and rear car park providing off road parking for resident's. There is also two visitor spaces, a communal bin store, and secure communal bike store.

Lease Length:

125 Years from 01/01/2008. Approximately 108 years remaining.

Service Charge:

£1,276.78 per year.

Ground Rent:

£275.00 per year.

Photography





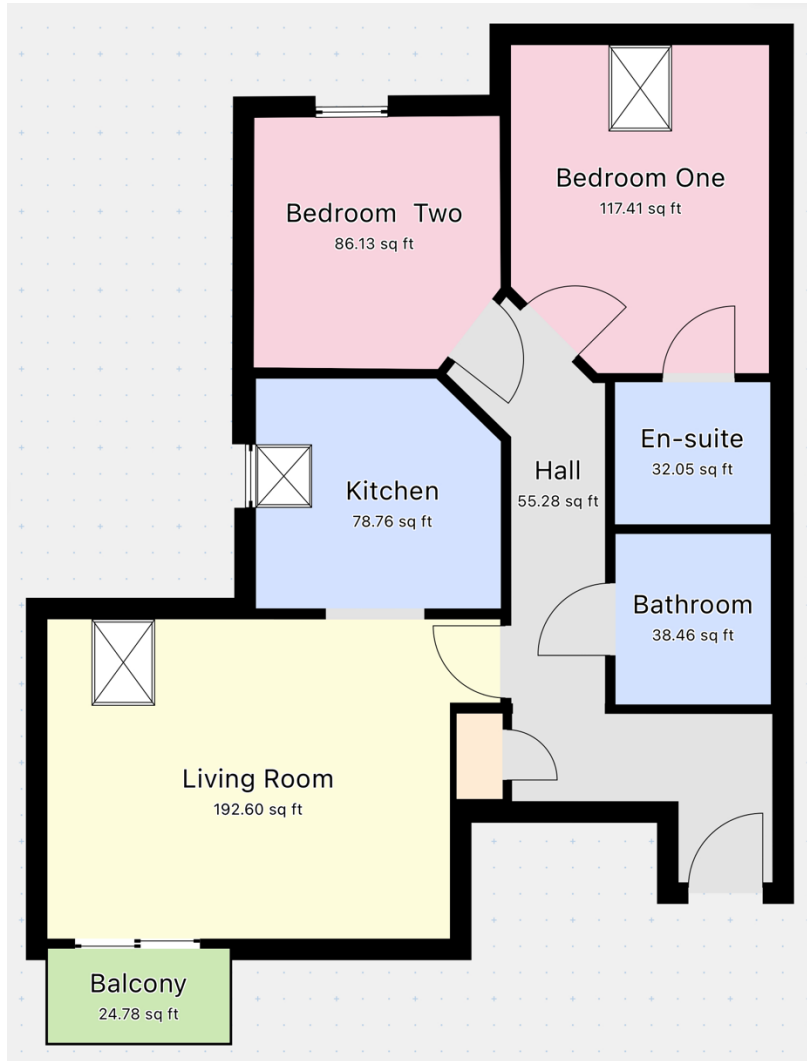








Floor Plan



EPC

Energy performance certificate (EPC)

Flat 10
Wellesley House
55 Wellington Road
BOURNEMOUTH
BH8 6JL

Energy rating
C

Valid until: 24 October 2033

Certificate number: 9340-2285-4300-2527-2125

Property type

Top-floor flat

Total floor area

52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

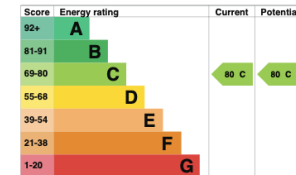
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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