

**Flat 5 Mornington Court, 44 Wellington Road,  
Bournemouth, BH8 8JW**



# Property overview

**Guide Price £205,000**

A top floor purpose built two double bedroom first floor flat situated conveniently for Bournemouth Town Centre (1.5 miles), Bournemouth Travel Interchange - bus/train/coach (0.7 miles), Charminster high street (0.6 miles), (Poole Town Centre (6.0 miles), and road links to Southampton and London.

The accommodation offers lounge/diner (15'0), kitchen/breakfast room, good sized master bedroom (14'11), double second bedroom (9'5) and bathroom.

The property also benefits from allocated garage, additional allocated off road parking space, further visitor parking, UPVC double glazing and gas fired central heating.

155-year lease (approximately). The block had a new roof in 2016.



# Accommodation

## **Entrance Via:**

Communal front door to communal hallway, stairs to top floor, door to:

## **Hall: 7' 9" max x 6' 11" (2.36m x 2.11m)**

Coved ceiling, radiator, telephone point, cupboard housing electric fuse boxes and trip switches, central heating digital control panel, laminate flooring, Doors to accommodation.

## **Kitchen/Breakfast Room: 10' 9" x 7' 8" (3.27m x 2.34m)**

UPVC double glazed window to side aspect, range of eye and base level units, rolled edged work surfaces, part tiled walls, one and a half bowl sink drainer with mixer tap over, integrated electric oven, four ring hob and hood over, space and plumbing for washing machine, space for fridge freezer, breakfast bar area, laminate flooring.

## **Bathroom: 7' 6" x 6' 1" (2.28m x 1.85m)**

UPVC double glazed window to side aspect, tiled walls, low-level WC, pedestal wash hand basin, panelled bath with mixer shower attachment and glazed shower screen over, ladder style towel radiator, linen cupboard with slatted shelving and further cupboard over.

## **Bedroom One: 14' 11" x 9' 8" (4.54m x 2.94m)**

Coved ceiling, UPVC double glazed window to side aspect, radiator.

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

Coved ceiling, UPVC double glazed window to rear aspect, radiator, cupboard housing gas-fired combination boiler serving central heating hot water system (also providing storage).

## **Lounge/Diner: 14' 11" x 12' 1" (4.54m x 3.68m)**

Coved ceiling, UPVC double glazed window to rear aspect, Full height feature UPVC double glazed window to side aspect, radiator, TV point.

## **Externally:**

There are front and rear communal gardens mainly laid to lawn with established shrubs, trees and bushes. A drive leads down the side of the block giving access to the communal front door, and further leads to rear parking area and garages. There are a number of visitor parking spaces. This flat has an allocated garage and an allocated parking space directly in front of the garage.

## **LEASE INFORMATION:**

### **Lease Length:**

199 years from 15th March 1974 - approximately 149 Years Remaining.

### **Garage: 16' 1" x 8' 0" (4.90m x 2.44m) with opening 7' 6" (2.28m)**

Up and over door. (Allocated parking space directly in front of garage for one further car).

### **Service Charge:**

£1,800 Per Year.

This is likely to drop this year as was previously raised to pay for resurfacing the garage roof.

Please note that the roof of the whole block was renewed in 2016.

### **Ground Rent:**

£30 Per Year.

# Photography







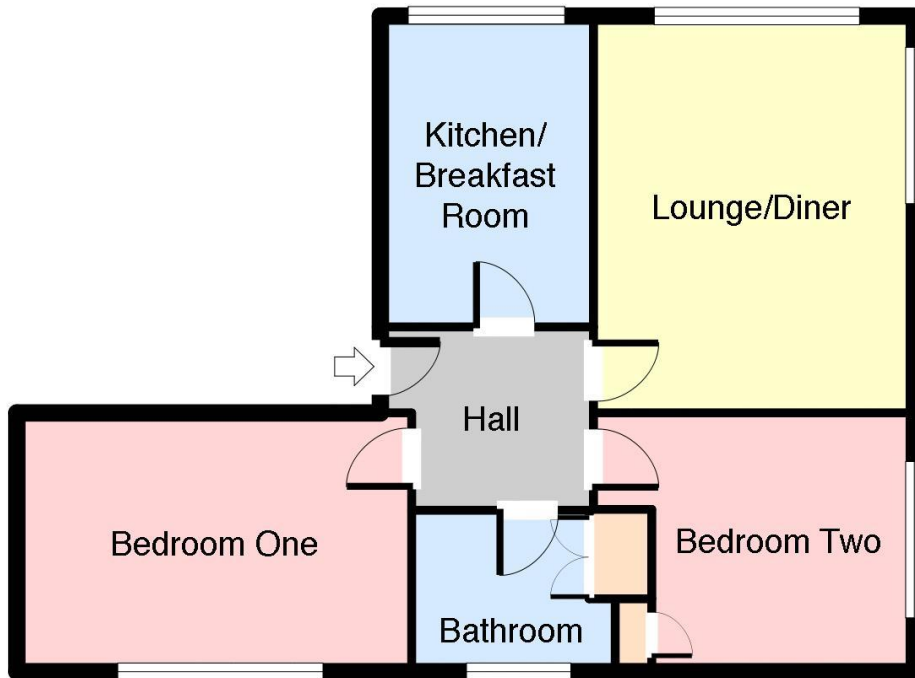






# Floor Plan

# EPC



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