

**Flat 2 Wellesley Court, 36 Wellington Road,
Bournemouth, BH8 8JW**



Property overview

Guide Price £205,000

A well-presented two-bedroom ground floor flat in Wellesley Court, Wellington Road, Bournemouth.

Convenient for Bournemouth Bus & Train Station (0.3 miles), the popular shops, restaurants and amenities of Charminster High Street (0.6 miles), Bournemouth Town Centre (1.1 miles), Meyrick Park (1.2 miles), Queens Park (1.1 miles), Bournemouth Beach & Pier (1.3 miles) as well as quick access to further afield via the A338 (0.5 miles).

The accommodation offers an entrance hallway with two large storage cupboards, a lounge/diner, two double bedrooms, a modern bathroom and a separate modern WC.

The property also benefits from a long lease with a share of freehold, a private south-westerly facing patio overlooking the communal gardens, gas-fired central heating, UPVC double glazing and an allocated garage.

Offered with no forward chain and vacant possession.



Accommodation

Front External:

Vehicular access from Wellington Road, communal gardens, communal driveway to rear of building, communal front door to ground floor communal hall, front door to:

Entrance Hall: 17' 11" x 5' 6" (5.46m x 1.68m)

Smoke alarm, telephone door entry system, radiator, doors to accommodation and doors to two storage cupboards:

Cupboard One: 3' 1" x 1' 6" (0.94m x 0.46m)

Shelving providing storage, housing electric meter, and consumer unit.

Cupboard Two: 2' 9" x 2' 7" (0.84m x 0.79m)

High-level cupboard, plus low-level cupboard, providing storage, slatted shelving, housing dryer.

Lounge/Diner: 16' 4" x 14' 6" (4.97m x 4.42m)

Windows to rear aspect, two radiators, TV/Internet point, double glazed door:

Patio: 10' 1" x 5' 0" (3.07m x 1.52m)

South westerly facing, overlooking communal gardens, laid to patio slabs.

Kitchen: 9' 0" x 8' 5" (2.74m x 2.56m)

Window-to-side aspect, range of eye and base level units, cupboard housing Glow Worm gas-fired combination boiler, space for appliances (low-level fridge, low-level freezer, washing machine), integrated oven and grill, 4 ring induction hob with extractor fan over, stainless steel sink/drain, radiator.

WC: 5' 5" x 2' 9" (1.65m x 0.84m)

Light point, feature tiled walls & tiled floor, WC with enclosed cistern.

Bathroom: 6' 4" x 5' 4" (1.93m x 1.62m)

Fully tiled walls and floor, shower enclosure with sliding glazed door, mixer shower controls and handheld attachments plus waterfall shower over, wash hand basin with mirror above and storage below, ladder style towel radiator.

Bedroom One: 15' 3" x 11' 1" (4.64m x 3.38m)

High-level window to side aspect, window to front aspect, radiator.

Bedroom Two: 19' 11" x 9' 0" (6.07m x 2.74m)

High-level window to side aspect, window to front aspect, radiator.

Allocated Garage: 16' 2" x 8' 3" (4.92m x 2.51m)

Up and over door, providing parking and/or storage.

Lease:

Share of freehold – c.150 years remaining on the lease.

Service Charge:

£2,100 per annum

Ground Rent:

Nil (peppercorn)

Photography





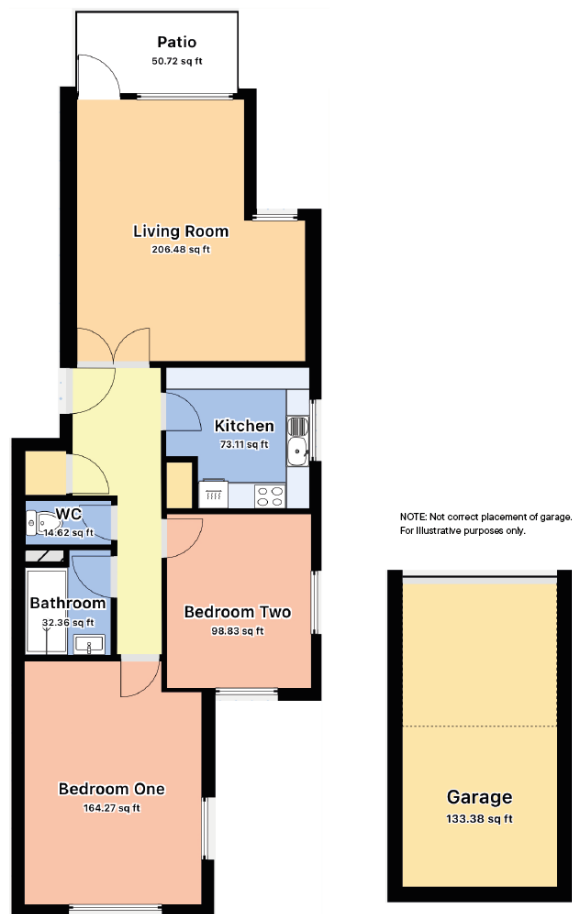








Floor Plan



EPC

Flat 2 36 Wellington Road BOURNEMOUTH BH8 8JW	Energy rating C	Valid until:	31 January 2032
		Certificate number:	7132-0022-4100-0849-3206

Property type	Ground-floor flat
Total floor area	74 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 energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

