



## Sienna, 48 Wellington Road, Bournemouth, BH8 8LG

£220,000

- Two Double Bedrooms
- En-Suite To Bedroom One
- Long Lease
- Close To Amenities & Bus Routes
- Modern & Spacious Top Floor Apartment
- UPVC Double Glazing
- Rear Aspect Communal Gardens
- Feature Juliet Style Balcony
- Gas Central Heating
- Allocated Parking

Greys Estate Agents are delighted to offer for sale this spacious top floor apartment situated in Wellington Road, close to Bournemouth Town Centre. The property comprises: Two double bedrooms, en-suite shower room to bedroom one, lounge / dining room with feature Juliet style balcony, separate kitchen and a bathroom. Other benefits include UPVC double glazing, gas central heating, secure phone entry system, rear aspect communal gardens and allocated parking.



### Lounge

15'6" x 11'3"

### Kitchen

11'9" x 6'1"

### Bedroom One

12'1" x 10'1"

### En-Suite Shower Room

### Bedroom Two

12'9" x 10'5"

### Bathroom

### Tenure - Leasehold

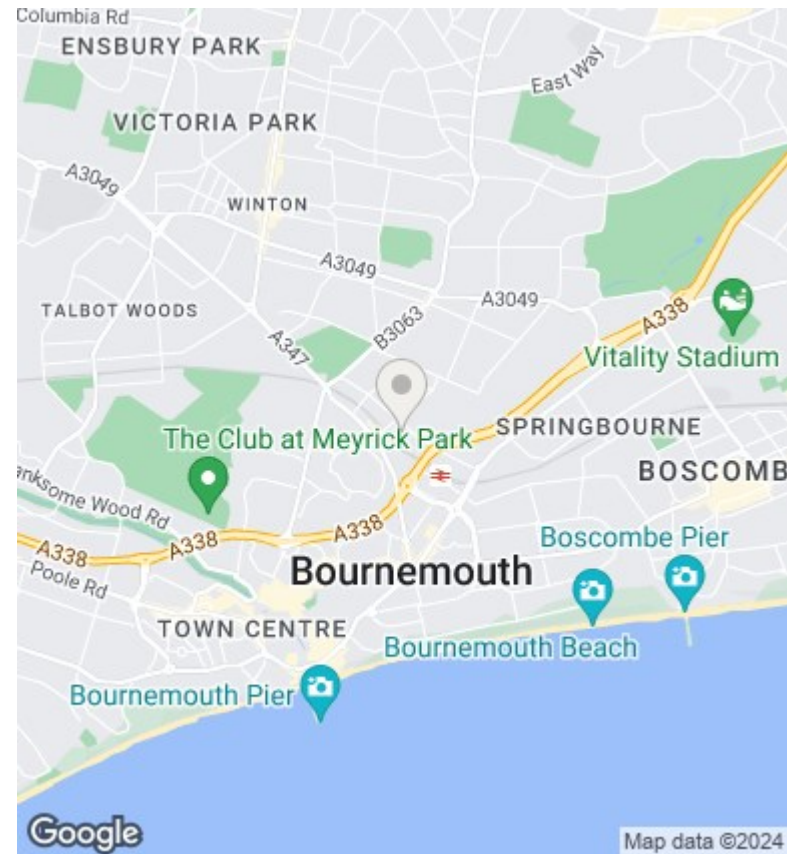
125 year lease from 2021

The service charge is approximately £1600pa

Ground Rent TBC







## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

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