



49-51 Wellington Road, Bournemouth, Dorset, BH8 8JJ

Offers in excess of £205,000

CHARMINSTER, OFFERS IN EXCESS OF £205,000. Take a look at this ground floor purpose built apartment located in Wellington road, BH8 with easy access to Bournemouth Railway Station and the wessex way. Offered with two double bedrooms with the primary bedroom having a modern ensuite shower room and built in wardrobes. There is a further modern bathroom with white suite. Modern black fronted kitchen with space and plumbing for washing machine and space for a fridge freezer. A good size lounge with laminate flooring and with front and back aspects with patio doors leading out onto an enclosed sunny aspect balcony.

There is an under ground parking in the secure underground garage. This property is SHARE OF FREEHOLD. It is also offered with "NO FORWARD CHAIN" and is priced to sell. DONT MISS OUT ON THIS PROPERTY AND MAKE YOUR NEXT VIEWING WITH THACKER & REVITT. Council tax band C. We are awaiting service charges and ground rent confirmation.



FRONT DOOR AND ENTRANCE HALLWAY

Solid wooden front door leading into this entrance hall. White ceiling, emulsion painted walls and laminate flooring. Ceiling lighting. Built in cupboard. Entry phone system. Light switches. Doors to all rooms.

LOUNGE DINING ROOM

Door leading into this good size lounge dining room running front to back outlook. White ceiling, emulsion painted walls and laminate flooring. Ceiling lighting. Light switch, plug sockets and TV socket. Upvc double glazed window to rear aspect. Upvc double glazed patio door with fixed pane and sliding opening door leading to balcony.

KITCHEN

Doorway leading into this modern style kitchen with white ceiling, emulsion painted walls and fitted flooring. A range of modern black fronted wall, base and drawer units with laminate worktops. Light switch, plug sockets and fuse switches. Sink with drainer and metal taps. Upvc double glazed window overlooking rear aspect gardens. Space and plumbing for washing machine, space for fridge freezer.

BEDROOM ONE (PRIMARY)

Door leading into this double bedroom with rear facing aspect. White ceiling and emulsion painted walls with fitted laminate flooring. Ceiling lighting. Upvc double glazed window overlooking side aspect. Radiator. Light switch and plug sockets. Built in wardrobes with shelving and rails inside. Door leading to en suite.

EN SUITE SHOWER ROOM

Door leading from the bedroom into this en suite shower room with white ceiling, part emulsion painted and part tiled walls with tiled flooring. Ceiling lighting. White sink with metal fittings, white wc with seat and lid and cistern. There is a shower cubicle with fixed and opening frame door with white tray and wall mounted shower. Radiator.

BEDROOM TWO

Door leading into the bedroom with rear facing aspect overlooking communal gardens. White ceiling and emulsion painted walls with laminate flooring. Light switch and plug sockets. Upvc double glazed window overlooking garden. Radiator.

BATHROOM

Door leading from the hall into the main bathroom with white ceiling, tiled and emulsion painted walls and fitted tiled flooring. There is a white suite consisting of bath with shower screen and chrome effect fittings, wc with seat and lid and sink with chrome effect fittings and base cupboard. Ceiling lighting. Radiator.

BALCONY

Leading from the lounge onto this sunny aspect balcony overlooking the front of the property. Tiled flooring and being an enclosed frame with glass panels.

PARKING

There is parking located in the secure underground car park.

TENURE

We have been advised that the property is "Share of Freehold" with 948 years remaining Ground Rent: £75.00 p.a.

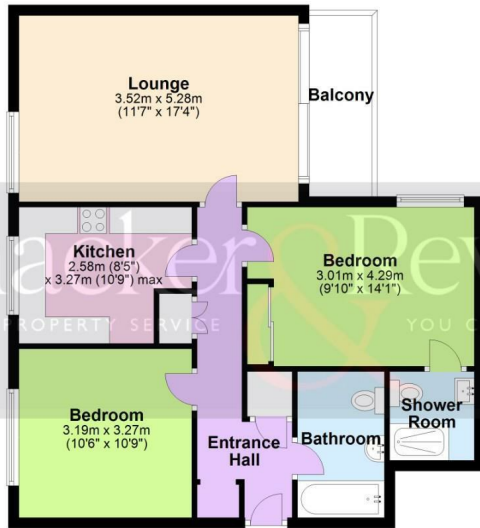
Management Charges: We have been advised that the service charge is £1680.00 p.a.

THE PROPERTY IS BEING OFFERED WITH "NO FORWARD CHAIN"



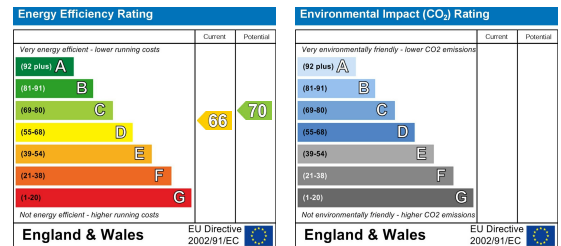
Ground Floor

Main area: approx. 67.8 sq. metres (729.4 sq. feet)
Plus balconies, approx. 4.5 sq. metres (48.8 sq. feet)



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD