



Flat 2, April Court 32 Wellington Road, Bournemouth, BH8 8JW

Asking Price £184,950

- UPVC Double Glazing
- 2 Double Bedrooms
- Communal Gardens
- Gas Central Heating
- Garage
- Close To Bournemouth Train Station and Asda

Flat 2, April Court 32 Wellington Road, Bournemouth BH8 8JW

A Two Double Bedroom Ground Floor Purpose Built Flat with Share Of Freehold Situated Close to Bournemouth Train Station and Town Centre. Features Include a Good Size Lounge, Gas Central Heating, UPVC Double Glazing, Garage and Communal Gardens.



Council Tax Band: B



Door to

ENTRANCE HALLWAY

Single panelled radiator, laminated flooring, two storage cupboards (one housing cylinder the other storage) textured ceiling, power points. Doors to

LOUNGE

11'6" x 18'9"

UPVC double glazed window to side and rear aspect, single panelled radiator, laminated flooring, power points, textured ceiling.

KITCHEN

10'5" x 8'0"

UPVC double glazed window to front and side aspect, range of cupboards and drawers with work surfaces over, range of wall mounted units one and a half bowl stainless steel sink unit with mixer tap, partly tiled splashback walls, fitted double oven with gas hob over and extractor hood, power points, space for washing machine, dishwasher, cupboard housing gas boiler.

BEDROOM ONE

11'4" x 14'7"

UPVC double glazed window to rear aspect, single panelled radiator, power points, textured ceiling.

BEDROOM TWO

10'2" x 10'5"

Single panelled radiator, UPVC double glazed window to side aspect, laminated flooring, textured ceiling.

BATHROOM

Fully tiled walls with panelled bath and electric shower. close coupled w.c., pedestal wash hand basin, heated towel rail, obscure UPVC double glazed window to front aspect, textured ceiling.

OUTSIDE

GARAGE

Garage with Up and Over door, Communal Gardens to front and side, further parking space first come first serve.



Directions

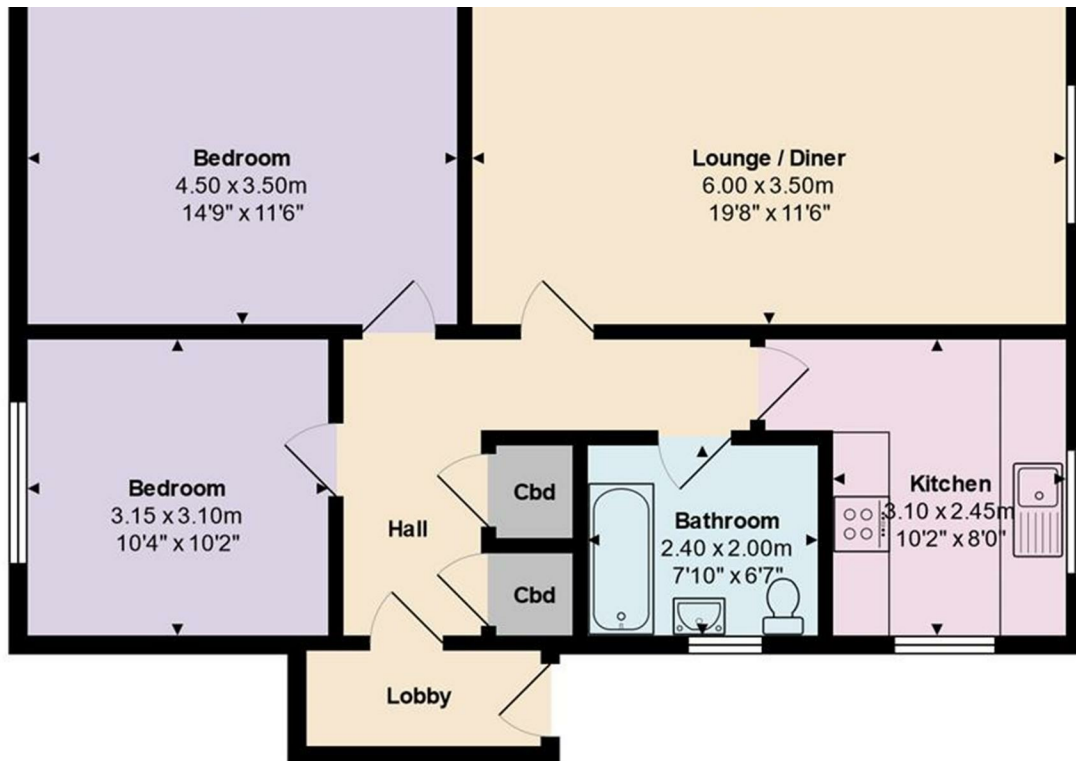
Viewings

Viewings by arrangement only. Call 01202 777704 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 76.5 m² ... 823 ft²