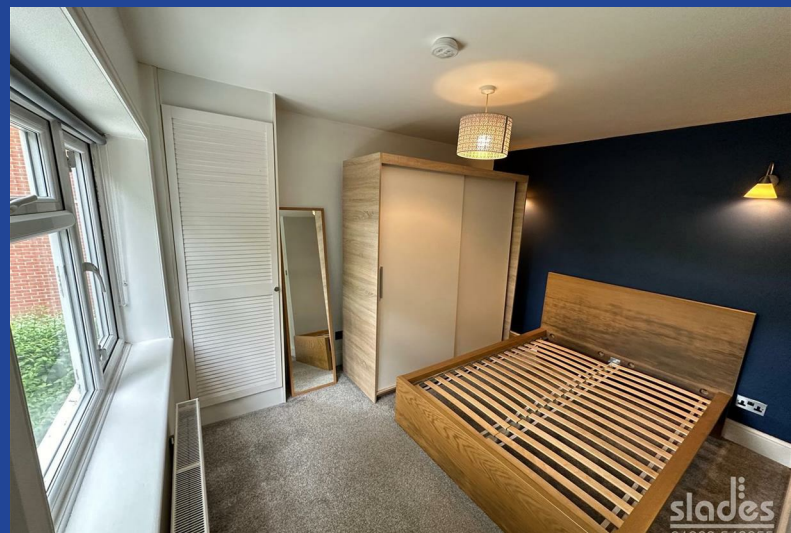




Flat 6, 38, Astley Court Wellington Road
, Bournemouth, BH8 8JW

Price Guide £145,000



Road Map



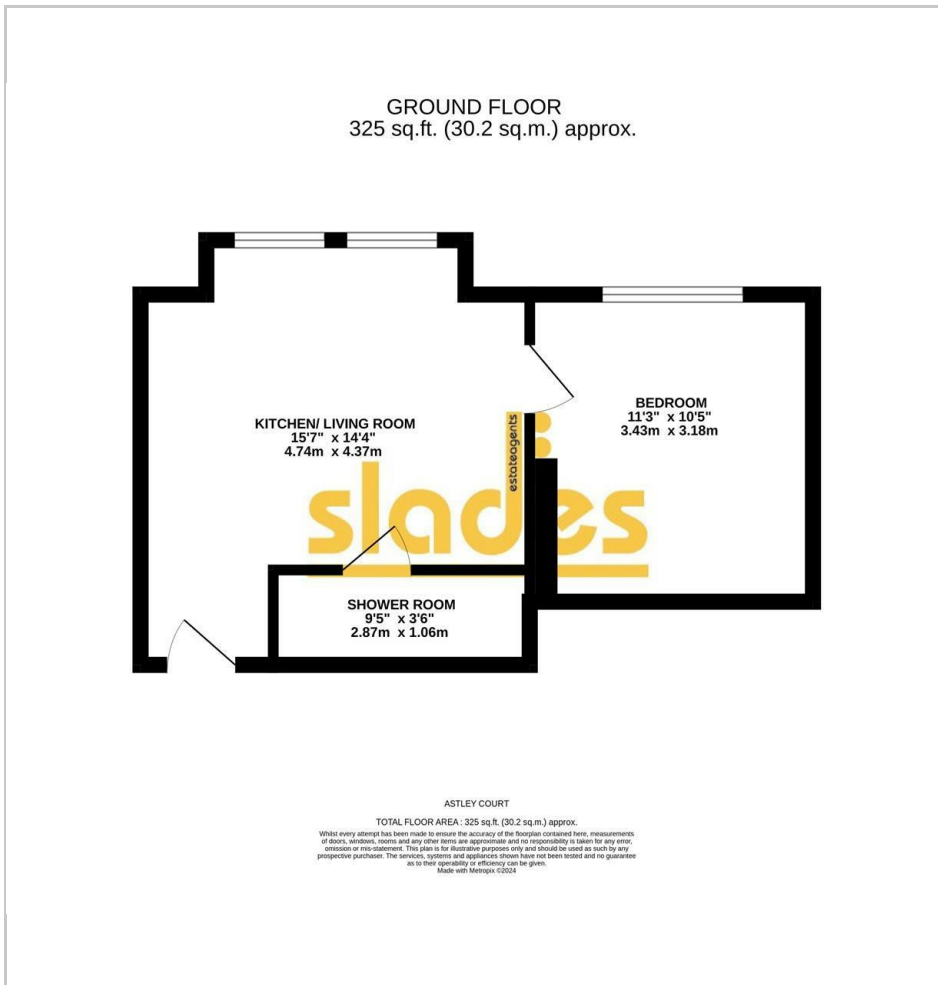
Hybrid Map



Terrain Map



Floor Plan



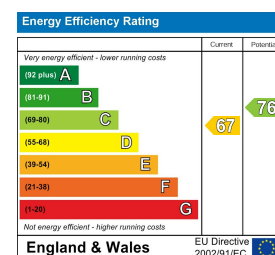
- CONVERTED 1 BEDROOM APARTMENT
- EXTENSIVELY MODERNISED
- FIRST FLOOR
- OPEN PLAN KITCHEN/ LIVING ROOM
- BRIGHT LIVING SPACE
- DOUBLE BEDROOM
- SHOWER ROOM
- ALLOCATED OFF ROAD PARKING
- LONG LEASE

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

**** PRICE GUIDE £145,000 - £155,000 ** AN EXTENSIVELY MODERNISED 1 BEDROOM FIRST FLOOR APARTMENT JUST A SHORT WALK TO BOURNEMOUTH TOWN CENTRE WITH ALLOCATED OFF ROAD PARKING AND A LONG LEASE. no chain**



The accommodation with approximate room sizes comprises of the recently decorated and carpeted communal hallway with stairs to the first floor. Flat 6 entrance door to

OPEN PLAN KITCHEN / LIVING ROOM

15'7 x 14'4 (4.75m x 4.37m)

with inset LED spotlights, smoke alarm and two uPVC double glazed windows overlooking the Southerly rear aspect. Convection radiator with thermostatic valve, door entry phone and wall cabinet housing the electricity meter and consumer unit. A range of recently installed high gloss finished matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Four burner electric hob with chimney style stainless steel extractor hood over and fitted under counter electric oven. Space and plumbing for automatic washing machine and integrated under counter fridge with freezer compartment. Laminate flooring around kitchen area. The remaining areas are carpeted.

BEDROOM

11'3 x 10'5 (3.43m x 3.18m)

having a central pendant light and two further wall lights, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear Southerly elevation. Full height cupboard housing the 'Glowworm' gas combination boiler whilst also providing further useful storage space.

SHOWER ROOM

with inset spotlights, part tiled walls, ceramic tiled

floor and wall mounted chrome heated towel rail. Modern white suite comprising of a close couple WC with dual central flush, vanity style sink unit with chrome monoblock tap over and walk in shower cubicle with folding glazed screen and thermostatically controlled shower.

OUTSIDE

Flat 6 comes with the benefit of an ALLOCATED PARKING SPACE which is at the rear of the property and clearly marked.

LEASE TERM & MAINTAINACE CHARGES

LEASE TERM: APPROX 110 YEARS REMAINING

GROUND RENT: £200 PER ANNUM

MAINTAINANCE: £908.40 EVERY 6 MONTHS

