

## 3 Wellington Road, Bournemouth, Dorset BH8 8GL



**£980 Per Calendar Month**



**\* BEAUTIFUL ONE BEDROOM FLAT \* VERY GOOD LOCATION \* CLOSE TO LIDL AND ASDA \* NEXT TO TRAIN AND BUS STATION \* FLAT RENOVATED AND REPAINTED WITH NEW CARPET \* BUILT IN 2015 \* TOWN CENTER LOCATION \* ALLOCATED PARKING SPACE \* COMMUNAL BIKE STORE \***

Very well presented, one bedroom apartment located on the first floor of a secure and modern development.

Accommodation of this home consists of; entrance hallway, full family bathroom, lounge with open plan modern kitchen and double bedroom.

The property is located within close proximity of Bournemouth Town Center, the Town Center itself is well-known for its retail outlets as well as its array of bars and restaurants. Bournemouth Gardens provide access to the seven miles of award winning 'Blue Flag' sandy beaches. Convenient shopping and Bournemouth Train Station can also be found within a short distance of Wellington Road.



FIRST FLOOR 389 sq. ft.  
( 36.1 sq. m. )



TOTAL FLOOR AREA: 389 sq. ft. ( 36.1 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	