



Wellington Court | 47 Bournemouth Road | Parkstone | BH14 0EW

£995 PCM

Anglotown 
RESIDENTIAL LETTINGS & SALES

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Nestled in the tranquil area of Parkstone, Flat 9 Wellington Court offers a delightful living experience in a top-floor setting. This charming two-bedroom flat boasts a south-facing balcony, perfect for soaking up the sun and enjoying the serene surroundings.

Upon entering, you will find a spacious lounge that provides a comfortable space for relaxation and entertaining. The flat has been recently updated with new décor and carpets, ensuring a fresh and inviting atmosphere. The well-appointed kitchen and separate bathroom add to the practicality of the layout, making it ideal for modern living.

Both bedrooms are generously sized, providing ample space for rest and personal belongings. The property benefits from gas-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Storage is plentiful, with a hallway featuring three cupboards, allowing for easy organisation of your belongings. Additionally, the flat comes with one allocated parking space, a valuable asset in this quiet location.

Offered unfurnished at a competitive rental price of £1,050 per calendar month, this flat presents an excellent opportunity for those seeking a comfortable home in a peaceful neighbourhood. With its combination of modern amenities and a serene setting, Flat 9 Wellington Court is a property not to be missed.

- Top floor flat with 2 double bedrooms
- I Allocated parking space
- Newly decorated with new carpets
- Double glazing
- Hallway with storage cuboards
- South facing balcony
- Good size lounge
- Gas fired central heating
- Separate bathroom
- Council tax band B, EPC D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

370 Ashley Road
Parkstone
Poole
Dorset
BH14 9DQ
01202 740008
info@anglotown.co.uk