



Not for marketing purposes INTERNAL USE ONLY

Homeleigh House Wellington Road
Bournemouth

Homeleigh House Wellington Road Bournemouth BH8 8LF

for sale
£88,000



Property Description

A first floor one RETIREMENT bedroom apartment with a south westerly aspect and views over the gardens.

This development has always proved popular due to its ideal situation being very convenient for public transport links (Bus, Train & Coach), Bournemouth Town Centre, proximity to the Wessex Way, and Charminster with its eclectic range of restaurants featuring food from all around the globe just at the end of the road.

The very well presented accommodation offers lounge/diner, kitchen, neutral bathroom, and good sized double bedroom with fitted wardrobe space.

Residents benefits include the use of: a large communal lounge / reception area, the residents gardens and grounds, a well equipped laundry, and dedicated storage rooms.

For security there is an onsite House Manager who can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty, there is a 24 hour emergency Careline response system ensuring round the clock peace of mind.



Entrance Hall

Storage Cupboard

Lounge

16' 6" x 10' 7" (5.03m x 3.23m)

Double glazed window to rear aspect, radiator, TV, and Telephone.

Kitchen

7' 4" x 5' 4" (2.24m x 1.63m)

Fully fitted kitchen with matching wall and base units. Sink and drainer. double-glazed window to the side aspect. Fridge and no oven.

Bedroom 1

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window to rear aspect and radiator.

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Three piece, tiled throughout with radiator.

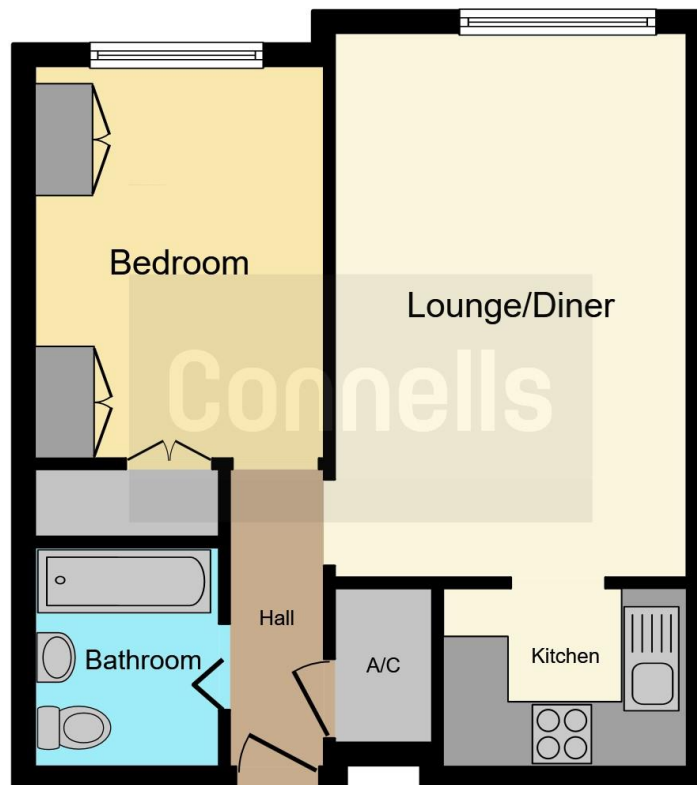
Notes

£3570 annual service charge









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01202 525 411
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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1784.00

Ground Rent:
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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