



Connells

Apsley Court Wellington Road
Bournemouth



Property Description

Offered to the market this well-presented one double bedroom ground floor apartment, in a purpose built block presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property benefits from a bright and spacious L-shaped open-plan living area, the modern fitted kitchen is seamlessly incorporated into the living space and features a range of contemporary units and work surfaces, creating a practical and attractive heart of the home.

The generous double bedroom offers comfortable accommodation, while the modern bathroom has been tastefully updated and comprises a stylish suite with quality fittings. Entrance into the property comprises of a telecom entry system and ample storage space.

Externally, the property enjoys significant advantages of off-road parking, visitor parking spaces, and a garage, providing excellent storage and parking solutions rarely found with apartments of this size.

Situated in a convenient Bournemouth location, Wellington Road offers easy access to a wide range of local amenities, including shops, supermarkets, restaurants and leisure facilities. Bournemouth Town Centre, the award-winning beaches and Bournemouth Railway Station are all within easy reach, making this an ideal base for commuters and those seeking a coastal lifestyle.

With vacant possession, modern accommodation throughout and excellent parking facilities, this is a superb opportunity.

Entrance Hall

Telecom entry system, 4 storage cupboards.

Lounge

Electric radiator, floor to ceiling rear aspect double glazing, with a UPVC double glazed door onto the balcony. open plan to the kitchen area.

Kitchen

Electric hob and oven, grey wall and base units, tiled over counter, vinyl flooring, stainless steel sink, extractor fan, open plan to lounge.

Bedroom

Floor to ceiling rear aspect double glazing, electric radiator.

Bathroom

WC, wash hand basin, heated towel rail, wall mounted and lit mirrored vanity unit, half tiled walls, bath with electric shower over.

Rear Garden



Balcony onto from the lounge, communal gardens to the rear of the building. Due to be replaced soon.

Parking

Off road parking, garage, visitors spaces to the front of the property.

Agents Notes

Tenure:

Leasehold

Lease 189 years from 22nd of July 2020 (182 years remaining)

Ground Rent: £0

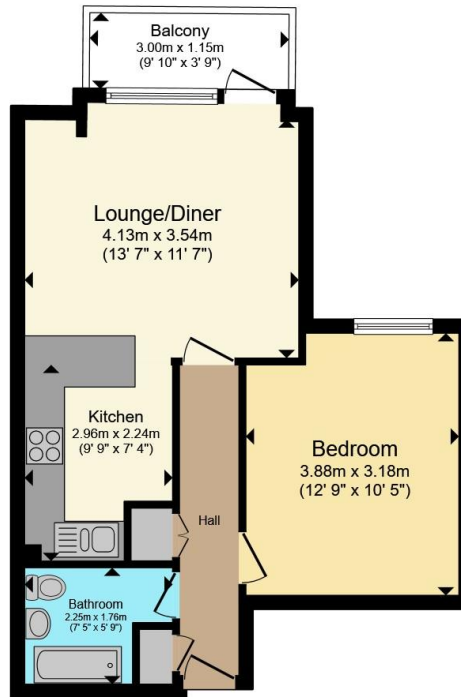
Service Charge: £1234.33 per annum

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Floor Plan

Total floor area 44.1 m² (475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1718.34

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307951

This is a Leasehold property with details as follows; Term of Lease 189 years from 22 Jul 2020. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN307951 - 0006