

# BELVOIR!

Belvoir Bournemouth  
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

58 Wellington Road, Bournemouth, BH8 8JP



Offers In Excess Of £220,000 Leasehold -  
Share of Freehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

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Beautifully presented two double bedroom apartment located in the sought-after low-rise purpose-built development block, Treloen Court on Wellington Road in Charminster BH8. The property benefits from a light and airy lounge/diner with feature wall, modern kitchen & bathroom, allocated parking & garage. Offered with the share of the freehold, the property is just minutes' walk to Charminster High Street, which offers an array of local shops, amenities, and transport links. Bournemouth town centre is within an easy distance providing further extensive shopping facilities and a wide choice of select bars, eateries, entertainment, and award winning beaches. The travel interchange has the choice of buses/coaches and trains to a range of destinations. The apartment is located on the first floor, which is accessible via stairs. Entry into the block is via a secure entry system giving you peace of mind. Entering into the property from the communal hallway, you are greeted by a large, welcoming entrance hall, with a useful storage cupboard. Doors lead to all the principal rooms. Decorated in modern decor and flooring throughout. The bright and airy lounge/diner is flooded in natural light from the large window which looks out over the rear garden. There is a feature contemporary stone wall and matching corner flourish. This room provides ample space for a range of living and dining furniture. At the heart of this home is a modern kitchen comprising of matching stylish wall and base units with contrasting work surfaces. There is an integrated cooker with electric hob and feature cooker hood over and space for a washing machine and upright Fridge/freezer. Two double bedrooms both have fitted wardrobes and are serviced by an attractive family bathroom. The property also benefits from beautifully maintained communal gardens, gas central heating, uPVC double glazing and garage located in a nearby block. There is also allocated parking. Share of Freehold

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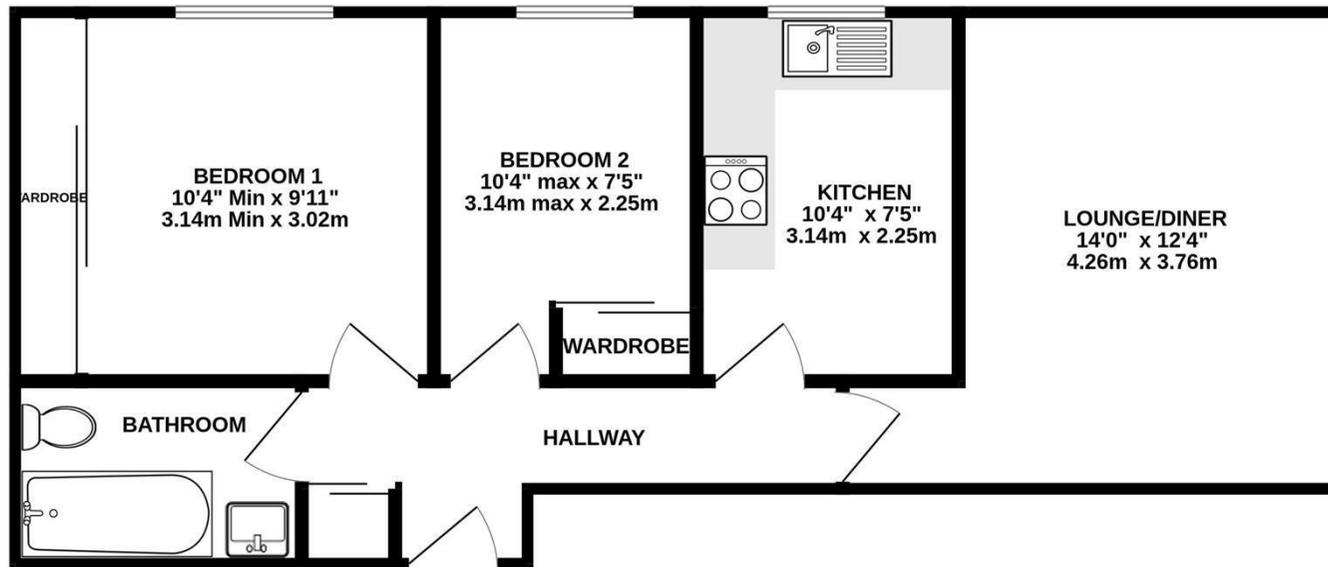


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## FIRST FLOOR FLAT 526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.8 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		80	
(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			
(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	