



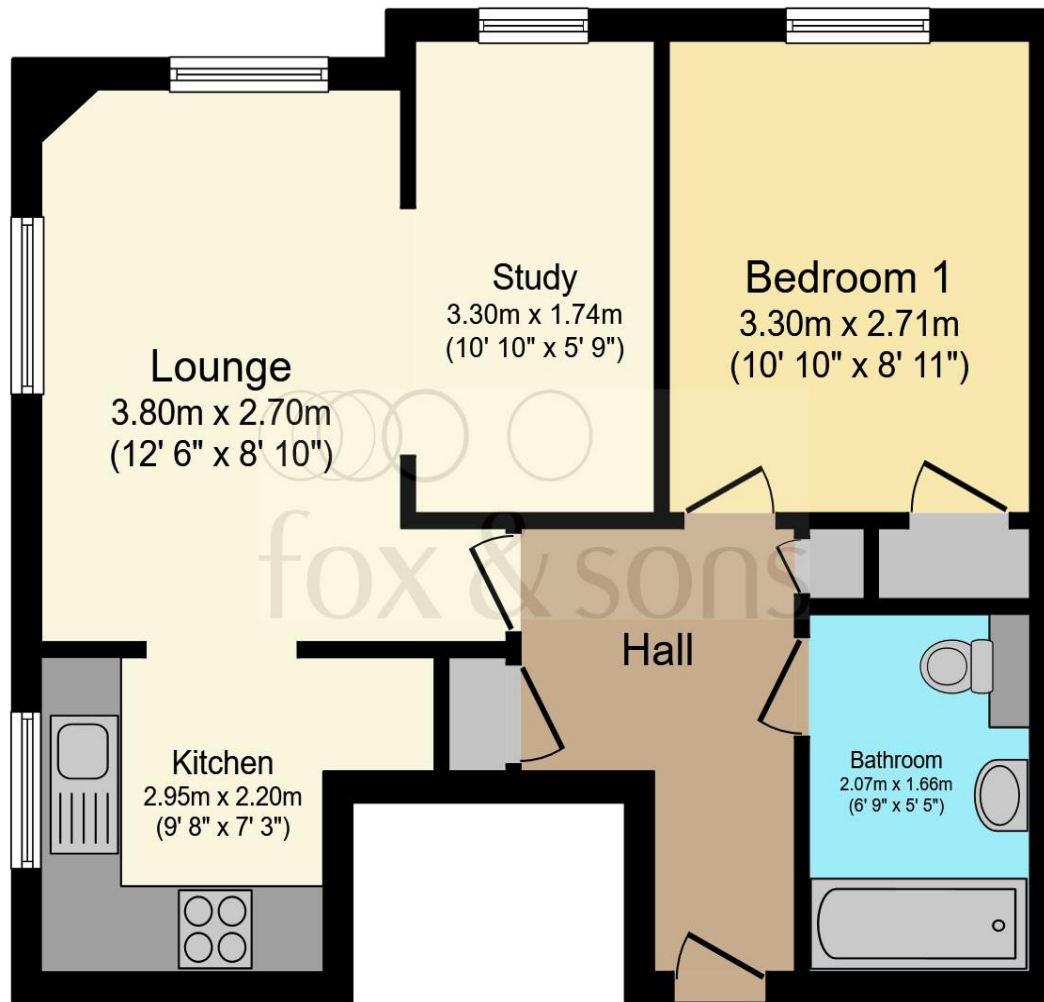
Wellington Court Poole Road, BOURNEMOUTH BH2 5QU

welcome to

Wellington Court Poole Road, BOURNEMOUTH

Spacious one-bedroom first floor retirement apartment with an extended lease (approx. 103 years remaining). Originally designed as a two-bedroom layout, offering generous living space with lounge, dining/study area, modern kitchen, residents' facilities and parking, set within a sought-after develop





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.

welcome to

Wellington Court Poole Road, BOURNEMOUTH

- Extended lease (approx. 103 years remaining)
- Originally designed as a two-bedroom apartment – generous floor area
- Spacious lounge with dining/study area
- One double bedroom with storage
- Retirement development with Lodge Manager & Careline system

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3600.00

Ground Rent: 248.00

This is a Leasehold property with details as follows; Term of Lease 139 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN111070



Property Ref:
WTN111070 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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