



Roberts

Sales & Lettings

CHARACTER CONVERSION

£210,000



Wellington House, 47 Wellington Road, Bournemouth, BH8 8JJ

- **Second (Top) Floor Flat**
- **Two Bedrooms, 57 Sq'M**
- **Dual Aspect Lounge/Diner**
- **Recently Fitted Kitchen**
- **Integrated Appliances**
- **Electric Gates & Parking Bay**
- **Characterful Development**

- **Share in Freehold with a 975-Year Lease**
- **Maintenance £2,372pa**
- **Ground Rent Nil**
- **EPC C-Rating**
- **Council Tax Band B**
- **Self Managed Block**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Wellington House, 47 Wellington Road, Bournemouth, BH8 8JJ:

Communal entrance leads to well-presented character communal hallway, stairs and landings. The flat lies on the second (top) floor. Front door leads into:

Entrance Hallway: Initial lobby area with plain coved ceiling, light point and further door leading through to L-shaped hallway. This having plain coved ceiling with two ceiling light points and mains wired smoke detector. Entry Phone, cupboard housing electrics and single panelled radiator.

Lounge / Diner: **15' 7 x 13' 2 / 4.57m x 3.96m (approx').**
An L-shaped dual-aspect room having plain coved sloping ceiling with ceiling light point. UPVC double glazed windows to side and rear aspects. Double panelled radiator. TV/media point.

Kitchen: **10' 1 x 7' 9 / 3.05m x 2.13m (approx').** Plain coved ceiling and recessed low level down lighting points with dimming remote. Velux window to front aspect. A range of recently fitted wall and base mounted units with work surfaces over and underlighting. Single bowl, single drainer sink unit with mixer tap. Integrated stainless steel electric oven with electric hobs and stainless-steel cooker hood over. Integrated: fridge, freezer, dishwasher and washing machine. Cupboard housing gas central heating combination boiler (2-years old). Tiled flooring and splash back tiling.

Bedroom One: **14' 6 x 12' 2 / 4.27m x 3.66m (approx').**
Having plain part sloping, part coved ceiling with ceiling light point. UPVC double glazed window to side aspect. Double panelled radiator. Television / media point.

Bedroom Two: **10' 1 x 8' 7 / 3.05m x 2.44m (approx').**
Having plain coved sloping ceiling with ceiling light point. Large 'Velux' style window to front aspect and double panelled radiator.

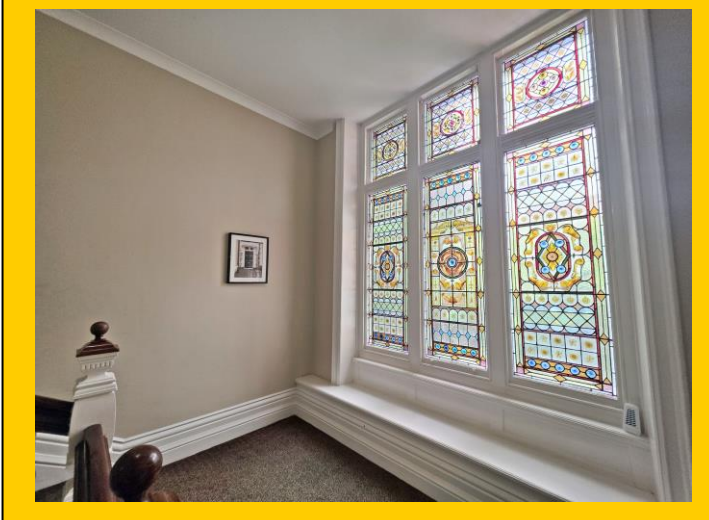
Bathroom: **6' 8 x 5' 7 / 1.83m x 1.52m (approx').**
Having plain coved ceiling with recessed down lighting and fitted extractor fan. Panelled bath with handrails and shower mixer tap over. Pedestal wash hand basin and low-level W.C. Single panelled radiator, tiled walls and tiled flooring.

Outside: The property sits in well-presented & well-maintained grounds with electric gates giving vehicular access. One allocated parking space conveyed to the property.

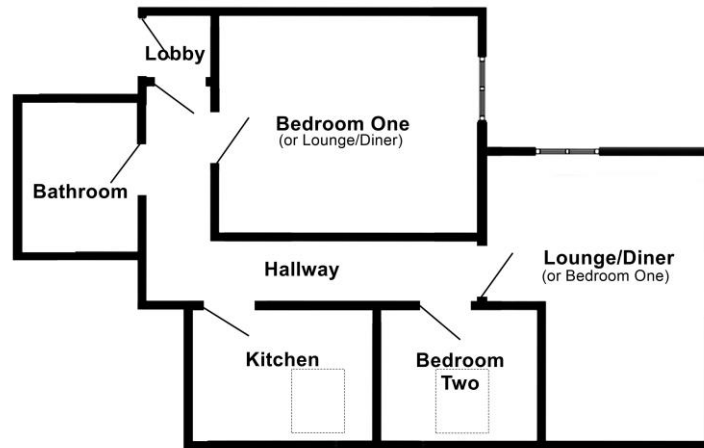
Tenure: Leasehold with a share in the freehold (973-years remaining)

Maintenance: £2,372 per annum (includes buildings insurance)

Ground Rent: Nil



Second (Top) Floor



57 Square Metres / 613 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

