



55 Wellington Road

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ESTATE & LETTING AGENTS

Flat 2, 55 Wellington Road, Bournemouth, Dorset, BH8 8JL

This flat is modern throughout. There is an entry phone system to gain access to the property. Once inside you will see a good-sized lounge/dining area and an open plan kitchen. The kitchen has integrated appliances, which our vendor advises us will form part of the sale, and has matching wall and base units. Patio doors lead out onto a lovely terrace. The property has two good sized double bedrooms; the master bedroom comes with its own en-suite shower room. Completing the property is a modern family bathroom.

The property also benefits from an allocated parking space and a communal bike store.

The following details have been provided by our vendor:

Length of Lease 118 years

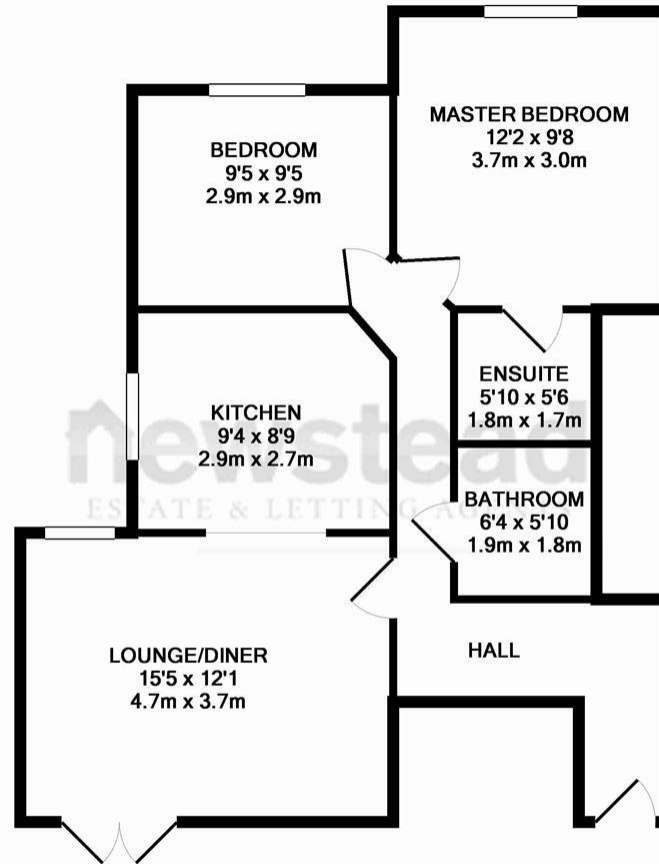
Ground Rent £275 per annum

Maintenance £740 per annum

Buildings Insurance £110 per annum







TOTAL APPROX. FLOOR AREA 62.7 SQ.M. (675 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	84	85
(69-80) C		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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122-124 Castle Lane West,
 Bournemouth, Dorset, BH9 3JU
 Tel: 01202 430 108
 E: info@newsteadproperty.co.uk
 www.newsteadproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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