



## 1 bed flat to buy in BH8

Wellington Road, Bournemouth, Dorset,  
BH8 8LF

**£65,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ The property is being sold under online auction Ts&Cs apply
- ✓ One double bedroom first floor
- ✓ Over 55's
- ✓ Resident parking
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Immediate 'exchange of contracts' available  
Being sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Please see info displayed at the bottom of the description.

Well-Presented One-Bedroom First Floor Retirement Flat (Over 55s)

This well-presented one-bedroom first floor flat is ideally located within close proximity to Bournemouth town centre, with excellent access to local bus routes and the train station.

The development offers a range of communal facilities, including a residents' lounge, kitchen area, utility room with washing machines, and well-maintained communal gardens. Resident parking is also available.

The flat itself features a bright and spacious lounge/diner, a fitted kitchen, a double bedroom with built-in wardrobes, and a bathroom.

For added peace of mind, the property benefits from an on-site House Manager, with emergency contact points located throughout the flat. When the House Manager is off duty, a 24-hour Careline response system ensures round-the-clock assistance.

Additional Information:

Service Charge: £1,822.72 every 6 months

Lease: 99 years from 9th May 1979

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 51

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,568.00

Price: Starting Bid £65,000

Property Type: Flat

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access, Ramped access

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

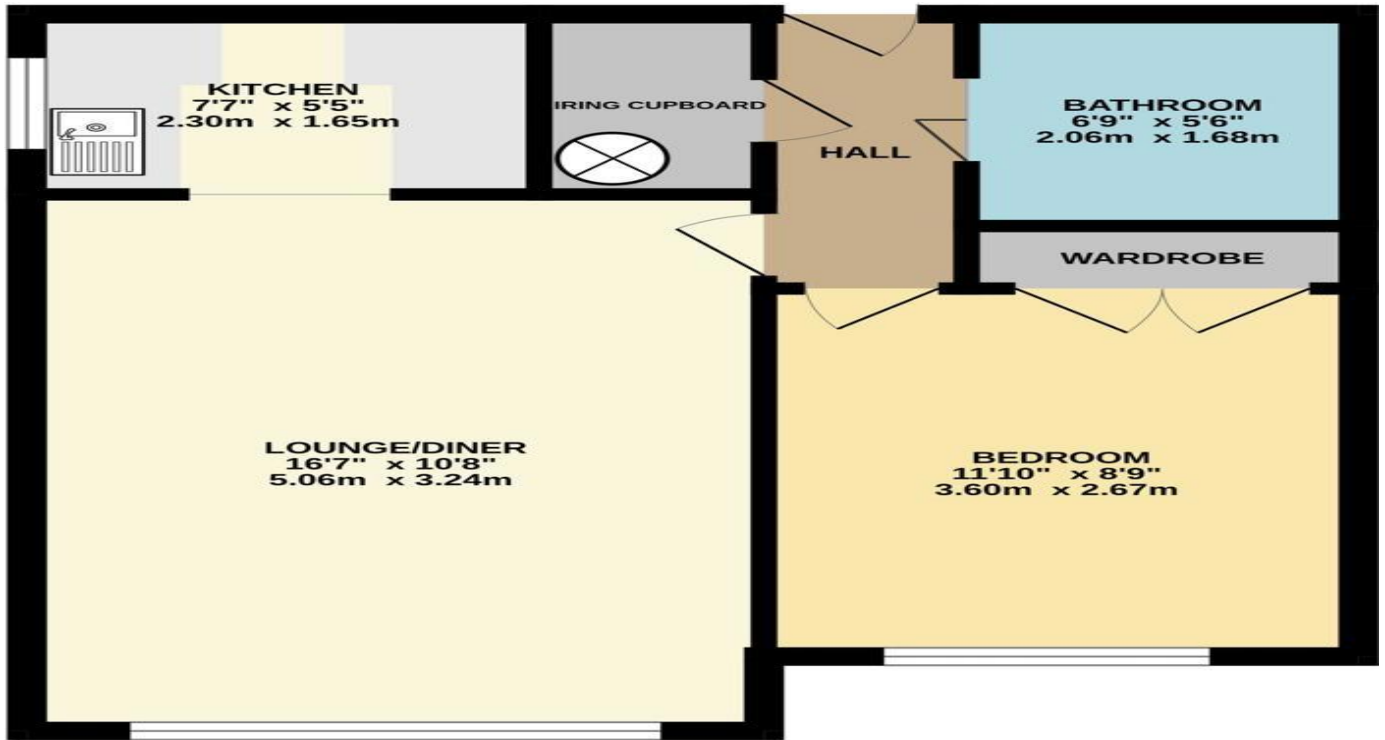
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Wellington Road, Bournemouth, Dorset, BH8 8LF

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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