

**45 Homeleigh House, 52 Wellington Road,
Bournemouth, BH8 8LF**



Property overview

Guide Price £130,000

A first-floor retirement apartment in the popular Homeleigh House development for over 55's. This is a unique flat, as it was previously the house managers residence and so offers more generous accommodation than other flats in the block. Convenient for Bournemouth Town Centre (1.5 miles), Bournemouth Travel Interchange - bus/train/coach (0.9 miles), Charminster high street (0.6 miles), (Poole Town Centre (6.0 miles), Bournemouth's award-winning beaches, road links to Southampton and London, and local supermarkets - Asda (with pharmacy) and Lidl only a short walk away.

The accommodation which has been upgraded by the current owner offers lounge/diner, modern kitchen, hallway, modern shower room, separate WC and two double bedrooms.

The property also benefits from gas fired central heating, UPVC double glazing, house manager with 24-hour Care Tech alarm system, communal laundry, communal residents' lounge (with kitchenette), guest suite, communal gardens and residents' parking.



Accommodation

Entrance Via:

Communal front door with security entry phone to communal hallway, front door to:

Flat Entrance Lobby: 11' 11" x 4' 1" (3.63m x 1.24m)

Doorbell, space for coat hanging, opening to:

Entrance Hall: 13' 9" max x 7' 11" max (4.19m x 2.41m)

Smoke alarm, Care Tech control panel, central heating and hot water control panel, radiator, door to airing cupboard (providing storage and shelving, also housing the hot and cold-water tanks, and electric consumer units), doors to accommodation.

Airing Cupboard: 4' 6" x 3' 0" (1.37m x 0.91m)

Shelving providing storage, newly installed consumer unit, cold and hot water tank.

Kitchen: L-Shaped - 10' 5" x 9' 5" max (3.17m x 2.87m)

Window to side aspect, range of eye and base level units, integrated appliances (microwave, oven/grill, dishwasher, induction hob with Cooke & Lewis hood over), space for tall fridge/freezer, stainless steel 1 1/2 sink/drainers with mixer tap over, ladder style towel radiator.

Lounge: 15' 1" x 14' 2" (4.59m x 4.31m)

Window to rear and side aspect, TV and internet point, radiator.

Bedroom One: 13' 3" x 10' 9" (4.04m x 3.27m)

Window to front aspect, fitted wardrobe (5'5" x 1'6"), radiator.

Bedroom Two: 11' 9" x 8' 7" (3.58m x 2.61m)

Window to front aspect, integrated closet, radiator.

WC: 4' 6" x 2' 8" (1.37m x 0.81m)

WC with hidden cistern, and low-level cupboard providing storage.

Shower Room: 5' 10" x 5' 5" (1.78m x 1.65m)

Part tiled walls, glazed sliding door walk-in shower enclosure with mixer shower and rainfall shower over, wash hand basin with mixer tap over, drawers below, ladder style towel radiator.

Communal Facilities:

There is a residents' lounge with kitchenette (where the block community socialise with quiz and game events), house manager (backed up with 24-hour Care Tech alarm system), communal laundry, buggy store with charging points, and guest suite (available for friends and family to rent for a nominal nightly fee).

Externally:

There is a car park for residents, and communal grounds which surround the block with patio areas, mainly laid to lawn with established shrubs, trees and bushes bordering.

Ground Rent:

£150 per year.

Service Charge:

Service Charge: £2371.55 per 6 Months. This cost covers the following aspects. Communal Services (communal AND personal water & sewerage, insurance, health & safety, communal electricity, communal gas, window cleaning, communal area cleaning, grounds maintenance). Manager / Emergency Call (development managers salary, relief & deputy, telephone, monitoring service, monitoring telephone, sundry expenditure). Repairs & Maintenance (lift, fire systems maintenance, door & emergency systems, general maintenance, planned maintenance, insurance excess, laundry). Reserve Funds (re-decoration contribution, contingency contribution). Professional Services (management fees, audit fees).

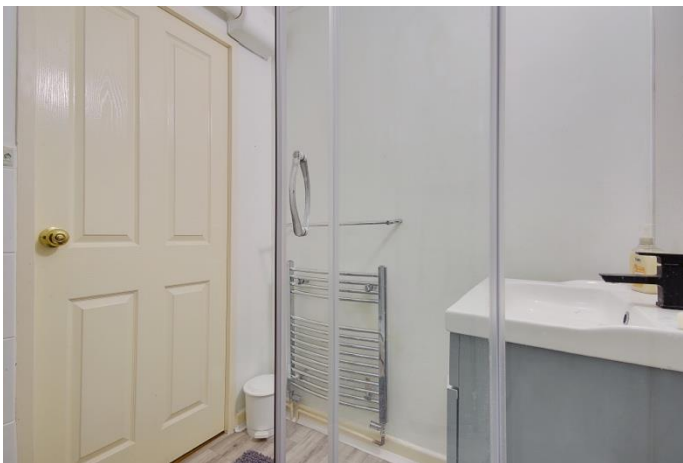
Lease Length:

99 years from 2006 (approximately 81 years remaining).

Photography



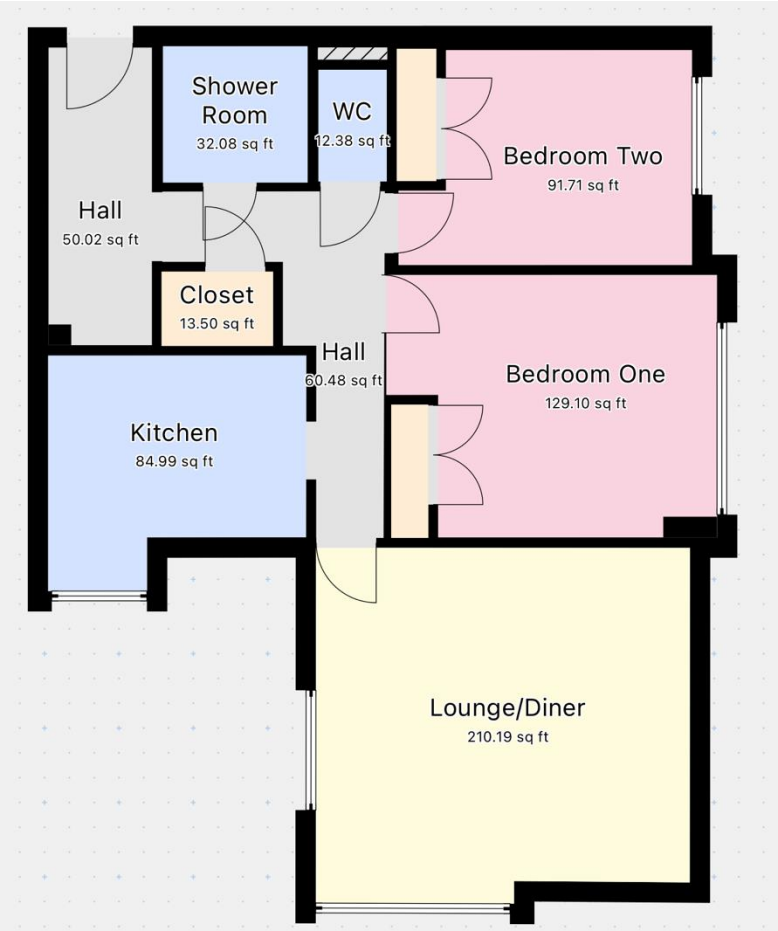








Floor Plan



EPC

Energy performance certificate (EPC)

Flat 45 Hornleigh House 52 Wellington Road BOURNEMOUTH BH8 8LF	Energy rating C	Valid until: 2 October 2031 Certificate number: 6439-5020-9109-0577-0206
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Property type	Mid-floor flat
Total floor area	65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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