



A well-presented purpose-built ground floor flat situated in the popular Wellington Road situated conveniently for Bournemouth Town Centre (1.5 miles), Bournemouth Travel Interchange - bus/train/coach (0.9 miles), Poole Town Centre (6.0 miles), and road links to Southampton and London.

The accommodation, upgraded by the current vendors offers 13'8 lounge/diner room with door to 9'8 patio overlooking the rear communal gardens, modern kitchen breakfast area, shower room, and 12'8 bedroom.

The property also benefits from garage, visitor parking, double glazing, Rointe 'Fuzzy Logic' energy efficient heating system, and has the benefit of a recently extended lease. Ideal first time buy or buy to let.



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13'8 lounge/diner with door to 9'8 patio overlooking the rear communal gardens, modern kitchen breakfast area, shower room, and 12'8 bedroom.

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Convenient for Bournemouth Town Centre (1.5 miles), Bournemouth Travel Interchange - bus/train/coach (0.9 miles), Poole Town Centre (6.0 miles), and road links to Southampton and London.

Garage, visitor parking, double glazing, and Rointe 'Fuzzy Logic' energy efficient heating system.

Ideal first time buy or buy to let.

ACCOMMODATION

Entrance Via:

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

Hall:

Security entry phone, Rointe energy efficient radiator, cupboard providing storage, further airing cupboard (housing hot and cold water tank with slatted shelving and digital hot water control panel), doors to accommodation.

Lounge/Diner: 13' 8" x 11' 0" (4.16m x 3.35m)

Feature double glazed window with views over enclosed patio towards the rear communal garden, two TV points, two Rointe energy efficient radiators, uPVC double glazed door to:

Enclosed Patio: 9' 8" x 5' 9" (2.94m x 1.75m)

Enclosed by low level wall and glazed balustrade, views to communal garden.

Kitchen Breakfast Area: 9' 11" x 7' 3" max (3.02m x 2.21m)

Range of eye and base level units, roll edged work surfaces, sink/drainage with mixer tap over, four ring gas hob, electric oven, space for fridge/freezer, space for washing machine, space for slimline dishwasher, space for fridge freezer, laminate floor.

Bedroom: 12' 8" x 10' 4" (3.86m x 3.15m)

Feature double glazed window to rear aspect, two Rointe energy efficient radiators.

Shower Room:

Fully tiled walls and floor, chrome ladder style towel radiator, pedestal wash hand basin, shower cubicle with electric shower over.

Externally:

At the front there is a communal front garden mainly laid to lawn with established trees and bushes, and visitor car parking spaces. A drive leads to the rear where there is a long established communal garden laid to lawn with shrubs, trees and bushes bordering. There is also the bin store and resident's garages.

Garage: 16' 1" x 8' 0" (4.90m x 2.44m) with 7' 0" (2.13m) opening

Up and over door.

Lease Length:

139 years (approx).

Service Charge:

£1,028 per year.

Ground Rent:

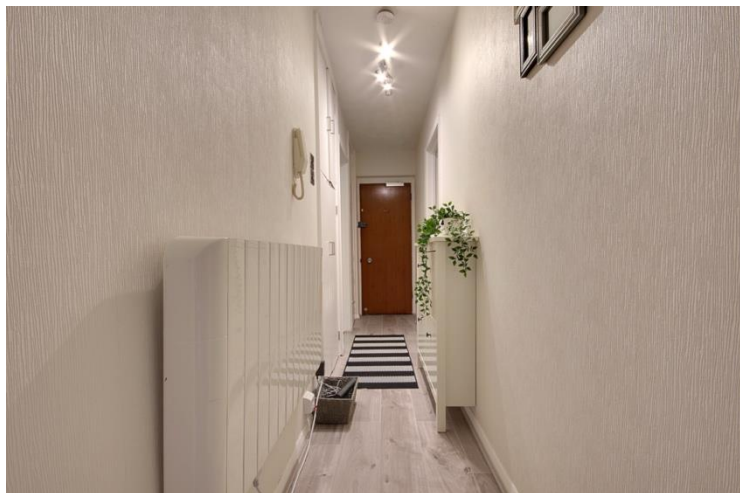
Peppercorn.

Agents Note Regarding Heating:

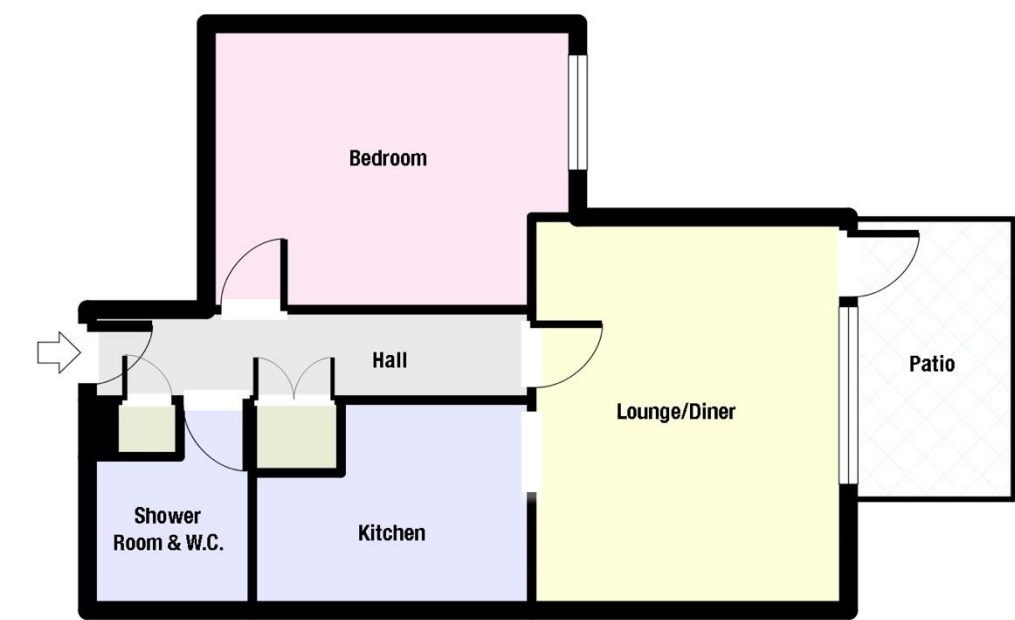
More information can be found here:

Heating: <https://rointe.co.uk/radiators/kyros-radiators/>





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.



Energy Performance Certificate

Flat 4 Aptley Court, 60, Wellington Road, BOURNEMOUTH, BH8 5JP

Dwelling type: Ground-floor flat
Date of assessment: 13 March 2018
Date of certificate: 14 March 2018

Reference number: 0059-2867-7570-9886-7301
Type of assessment: RdSAP, existing dwelling
Total floor area: 42 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,027

Over 3 years you could save: £ 2,055

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 111 over 3 years	
Heating	£ 1,227 over 3 years	£ 486 over 3 years	
Hot Water	£ 1,593 over 3 years	£ 375 over 3 years	
Totals	£ 3,027	£ 972	You could save £ 2,055 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(A1-A2) A
 (B1-B2) B
 (C1-C2) C
 (D1-D2) D
 (E1-E2) E
 (F1-F2) F
 (G1-G2) G

Current: A
 Potential: B

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 276
2 Internal or external wall insulation	£4,000 - £14,000	£ 72
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 262

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.