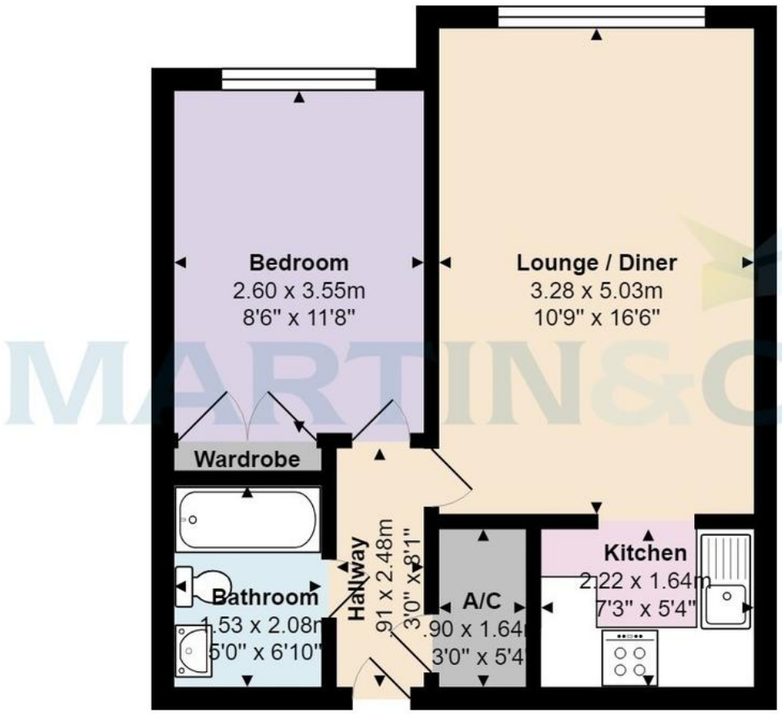
Property Location

Wellington Road is a well-established residential road in the Springbourne area of Bournemouth, located just east of the town centre. It is a convenient location popular with first-time buyers, investors and commuters thanks to its proximity to local amenities and excellent transport links.











Total Area: 39.5 m² ... 425 ft²

All measurements are approximate and for display purposes only

www.yourhomezone.co.uk

Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

Wellington Road, Bournemouth

Offers Over £70,000

Martin & Co Bournemouth
192 Seabourne Road ● Bournemouth ● BH5 2JB
T: 01202559922 ● E: bournemouth@martinco.com

01202559922
http://www.bournemouth.martinco.com

Key features:

- Chain Free Vendor
- Investors Only
- Retirement Property
- For the Over 55’
- One Bedroom Flat
- Double Bedroom
- Located on First Floor
- Off Street Parking Ad-Hoc
- Warden Assisted Block
- Emergency Services
- Aftercare Services
- Tenant in Situ



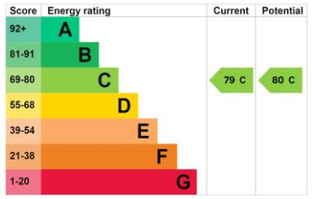
Why you’ll like it

Welcomed to the market is this one double bedroom retirement flat with a tenant in situ. Consisting of 44 flats in the development, and built in 1978, Homeleigh House offers retirement living for the over 55's. Non-resident management staff operate from Monday to Friday, Lift service to all floors, Communal Lounge and Kitchen, Laundry Room, Guest facilities, and Gardens. Weekly Social activities include: coffee mornings, organised by residents.

Upon entry to the development, there is off street parking on a first come first serve basis, communal grounds and semi covered area for mobility scooters, with electric charging points. The communal hallway leads us to all properties and facilities in the building. There is a phone entry system for added security, and building manager on site Monday to Friday. Access to all floors is facilitated by the building lift and stairs.

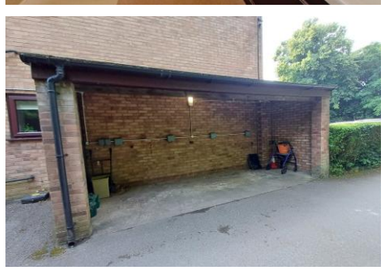
The property comprises of a double bedroom with built in wardrobe, good size bathroom with full size bathtub, W/C, and Hand Wash Basin. The bathroom is partially tiled and has a vinyl floor for easy maintenance. The lounge is a nice space to relax in and enjoy the peace and quiet of the location and is attached to the kitchen. The kitchen offers space for the fridge freezer, oven, hob, sink and cupboard space.

Currently there is a tenant in situ the property has a rental yield of 13.54%.









Access to and from the development is very easy, with a bus stop 50 yards away from the property. there is an emergency red cord service in the flat, and an after care service out of hours.

Agent's notes:
Tenure – Leasehold
Lease length – 92 Years
Service charge £3162.00 per annum
Ground Rent - £150 per annum
Estimated Rental Income: £790 pcm (13.5% yield)
All mains are connected.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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