Asking Price £139,950 Leasehold

2 Bedroom, Apartment - Retirement

16, Wellington Court 10 Poole Road, Bournemouth, Dorset, BH2 5QU

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Wellington Court

Wellington Court is a development of 61 one and two bedroom apartments built in 1990. The development is ideally situated to the local shops, amenities and entertainment facilities of Bournemouth, including cafés, restaurants, theatres, cinemas, a bowling alley, several golf courses and miles of sandy beaches. Residents also have the chance to explore areas of interest like the Borough of Christchurch, Poole and the beautiful New Forest.

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents. The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

Weekly Social activities include: coffee mornings and fund raising occasions, organised by social committee.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Court Manager.

Wellington Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure door entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Wellington Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Wellington Court accepts residents over the age of 60.

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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Welcome to Wellington Court! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property is presented in good order throughout.

The Living Room is a good-sized room offering ample space for living and dining room furniture. There is a setting ready for a feature electric fire and a large window provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over, washing machine, fridge and freezer.

Bedroom One is a good-sized double room with ample fitted furniture. There is plenty of space for additional bedroom furniture if required and a window keeps this bedroom bright and light.

Bedroom Two is another good-sized room that could also be used as a separate living room, study or dining room.

The Shower Room offers a walk-in shower with handrail, a WC and wash basin with vanity unit beneath as well as a tall cupboard for storage.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Wellington Court!

Features

- Two bedroom first floor apartment
- Great Location Close to the Shops & Excellent Transport Links
- Lodge Manager Available 5 Days a Week
- Owners' Lounge with regular social events
- Landscaped gardens
- Owners' private car park
- 24 Hour Careline System for Safety and Security

Key Information

Service Charge (Year ending 31st Dec 2026): £2,900.86 per annum.

Ground Rent: Collected from Proxima

Council Tax Band: D

The Lease is 99 years from 1990.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

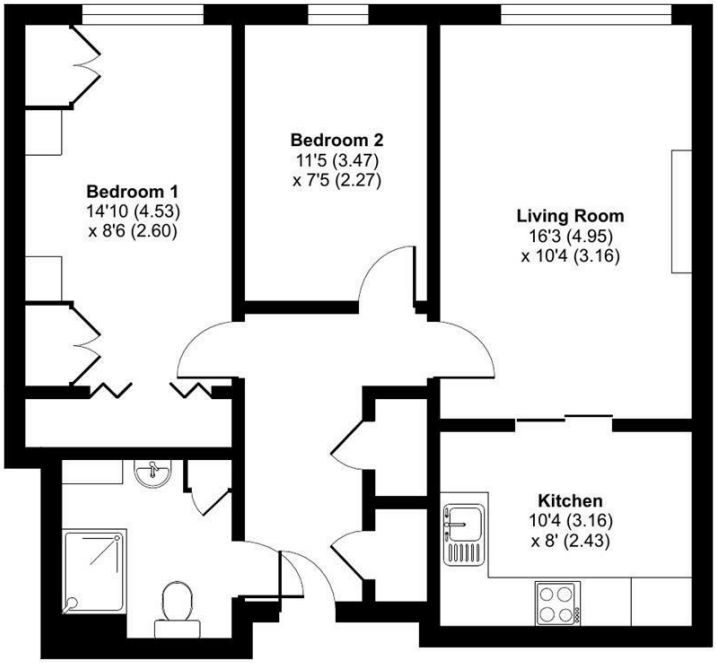
Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% + VAT contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B

Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1332126

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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