

Flat 1 Dukes Grange, 40 Wellington Road,  
Bournemouth, Dorset, BH8 8JW

Offers in excess of  
**£210,000**



Bedrooms



Living



Bathroom/Ensuite



Allocated Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A modern and well-located ground floor garden apartment.

## **A MODERN GROUND FLOOR APARTMENT BENEFITTING FROM A PRIVATE GARDEN AND ALLOCATED OFF ROAD PARKING SET IN A GREAT LOCATION JUST A SHORT WALK FROM BOURNEMOUTH TOWN CENTRE.**

Dukes Grange is a modern purpose-built development of apartments set within an extremely convenient location just a short walk from Bournemouth interchange which offers local bus links and train links to London.

This ground floor apartment is very well presented throughout and features a sizable and private front garden. It also benefits from a further area of secure side garden which is ideal for storage, and an allocated off-road parking space.

The building is entered through a communal entrance with entry phone. Entering the apartment a hallway offers built in storage and has doors leading to all rooms.

Overlooking the private front garden, the living space and kitchen are arranged open plan with the living area having a door opening out to the garden.

The kitchen area is defined with a tiled floor and offers a good range of white cupboards finished with contrasting worktops and tiled splashbacks. It comes with built in appliances to include a fridge/freezer, dishwasher, gas hob and an electric fan assisted oven, undercounter space also provided for a washing machine.

The master bedroom overlooks the rear of building and makes a very comfortable double room coming complete with built in wardrobes. It also benefits from an en-suite shower room which is fully tiled and has a side aspect window for natural light and ventilation.

Bedroom two also has built in wardrobes and makes for a generous single room but is currently arranged with a pull-out double bed, perfect for guests.

Accessed from the hallway, the main bathroom is also fully tiled and has a full-sized bath with a wall mounted mixer and shower over.

Outside, a driveway leads to the rear of building where the subject property has an allocated parking space. The sizable private garden is set to the front and extends all the way to the front boundary, this is laid mainly to lawn with a patio area set next to the living room doors. Accessed via a gate from the front garden there is a second area of fully enclosed garden/outside space which runs along the side of property and makes an excellent storage and/or clothes drying area.

**THE TENURE:** We are informed the property is leasehold with approximately 114 years remaining. Ground rent is currently £200 per annum. Maintenance is currently charged at £2,754.56 per annum, our client receiving a rebate of £784 within the last financial year.

Please note that whilst given in the best of faith this information has been provided by our seller and has not been verified, any interested party should seek confirmation from their legal representative before proceeding.



## **KEY POINTS**

**Purpose built apartment**

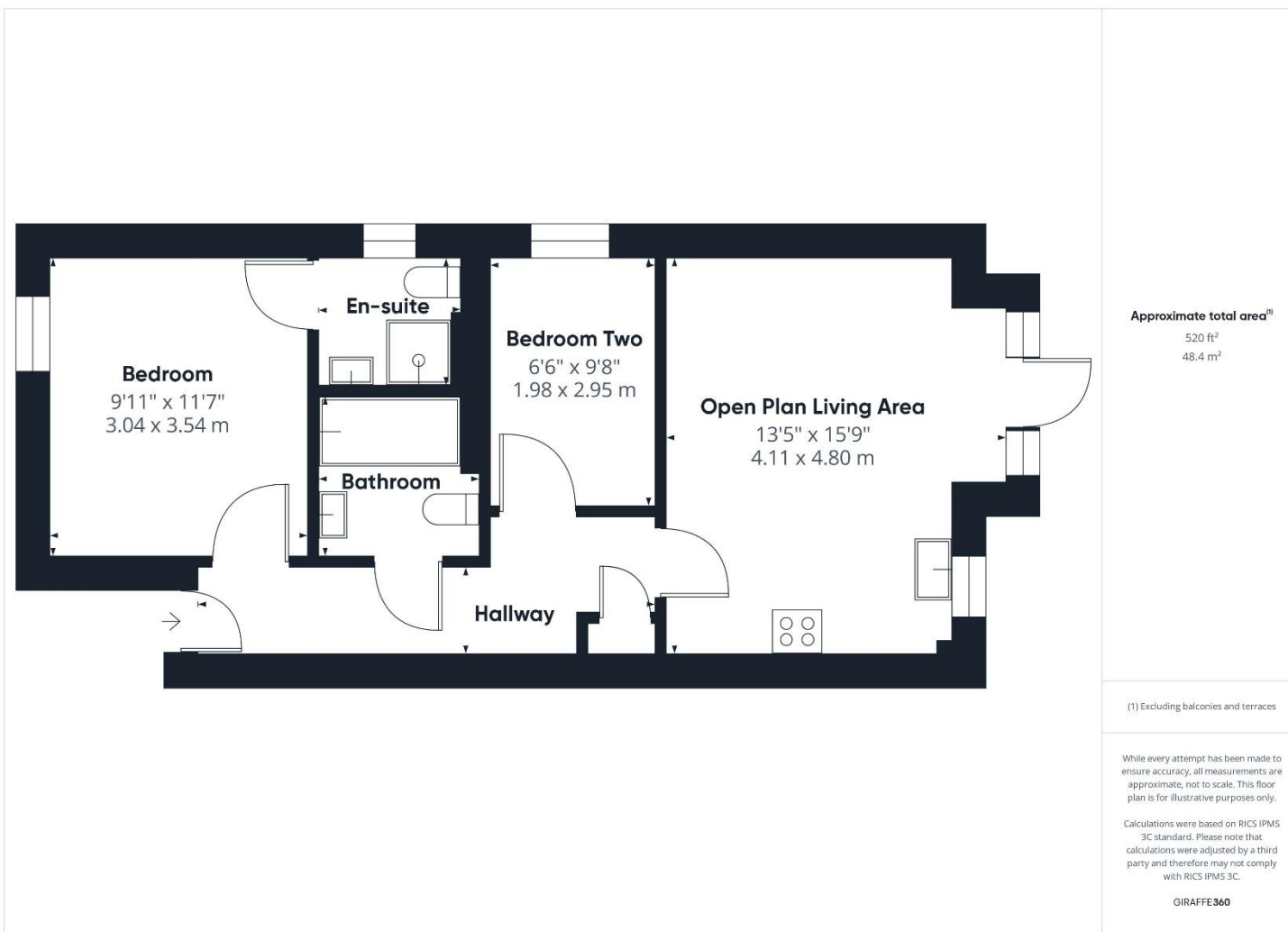
**Ground floor**

**Private garden**

**Allocated parking**

**En-suite to master**

**Well-presented throughout**



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



# THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



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

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