



**Homeleigh House 52 Wellington Road BH8 8LF**

**£95,000 Leasehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road  
Bournemouth, BH9 2AD



## Homeleigh House 52 Wellington Road BH8 8LF

**£95,000 Leasehold**

Adams Property Agents are delighted to offer for sale this well presented, one double bedroom retirement apartment.

Homeleigh House is a retirement development built by McCarthy and Stone set within landscaped communal gardens. The property has the benefit of a duty manager, 24 hour emergency careline, residents' lounge, communal laundry room, guest suite and landscaped communal gardens. It is a condition of purchase that residents be 55 years or above.

The town centre restaurants, entertainment and shopping facilities are within close proximity, as is Bournemouth train station, main dual carriageway and Asda super store.

Offered for sale is apartment 39 which is accessed via a communal entrance with a lift to all floors, the accommodation comprises: one double bedrooms, a large lounge, fitted kitchen and bathroom with W/C. Residents parking is also available.

The apartment is offered for sale with no forward chain and an internal inspection is highly recommended to appreciate the accommodation on offer.

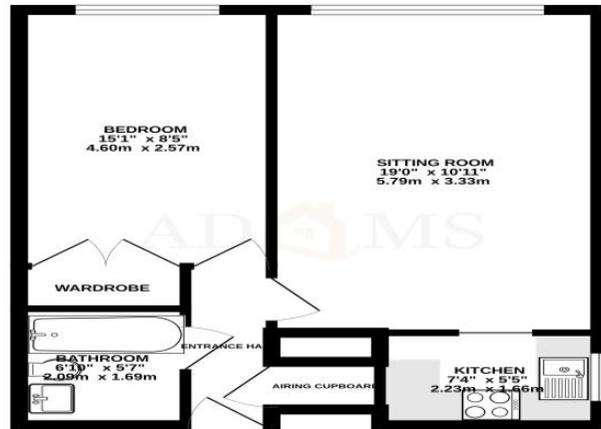
Tenure: Leasehold circa 54 years remaining

Service Charge: £4,383 Per Annum (Water & Sewerage Rates included)

Ground Rent: £150 Per Annum

AGENTS NOTE: Under the Property Misdescriptions Act 1991. these details are a guide and act as information only. All details are given in good faith and are

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq.ft. (43.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the European standard floor measurements of rooms, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be relied on only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their operation.  
Made with MetPlan 05/02



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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