



KINGSWOOD PLACE, NORWICH AVENUE WEST, BOURNEMOUTH, BH2

£169,950 LEASEHOLD

An exceptionally well presented one bedroom ground floor apartment set in this modern development which is situated just a short level walk to Westbourne whilst also being within easy reach of Bournemouth town centre, good transport links and the beach. The current owner has updated and improved the property to a high standard and it now comprises of contemporary accommodation throughout.

Purpose built | Ground floor | One bedroom | Lounge diner |
Contemporary kitchen & bathroom | Resident parking | Central location

Westbourne | 01202 767633 |

Winkworth



LOCATION

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.



DESCRIPTION

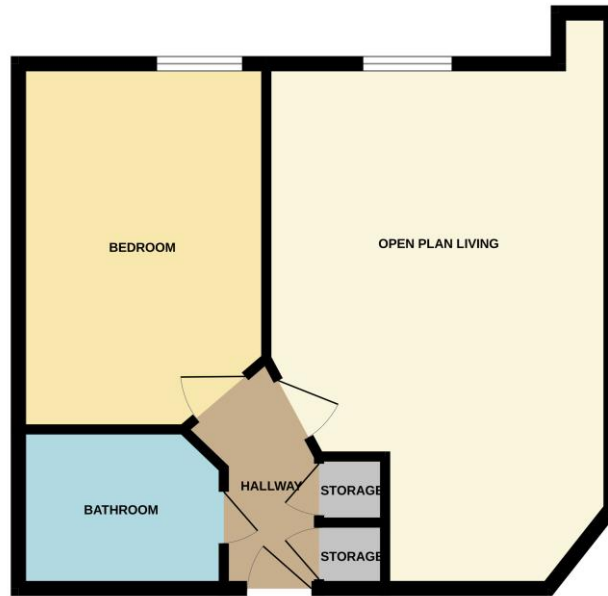
The apartment is situated on the ground floor which is accessed via well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

There is a good size lounge with ample room for a dining table. A particular feature of the property is contemporary kitchen which is open to the lounge and is fitted with a range of base and eye level work units and breakfast bar with integrated appliances.

The spacious bedroom is beautifully appointed with ample space for freestanding furniture. The remodelled bathroom is beautifully tiled and comprises of a suite to include a large double size, walk-in shower, hidden cistern WC and a wash hand basin inset into a vanity unit.

Allocated parking is available at the cost of £190 per half-year payable to the freeholder.

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.
Mobil energy attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

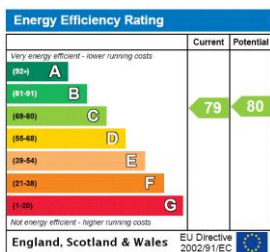
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1530 per annum

AT A GLANCE

- Purpose built
- Ground floor
- One bedroom
- Lounge diner
- Contemporary kitchen & bathroom
- Resident parking
- Central location



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