



KINGSWOOD PLACE, NORWICH AVENUE WEST, BOURNEMOUTH, DORSET, BH2

£155,000 LEASEHOLD

A well-presented one bedroom apartment set within this modern development. Set close to the town centre, good transport links and local amenities. An ideal buy to let or first time buy.

Modern purpose built development | One double bedroom | Lounge diner
| Contemporary kitchen and bathroom | Good storage | Secure gated
parking | Recently redecorated and new carpets | Excellent buy to let or
first time buy

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk

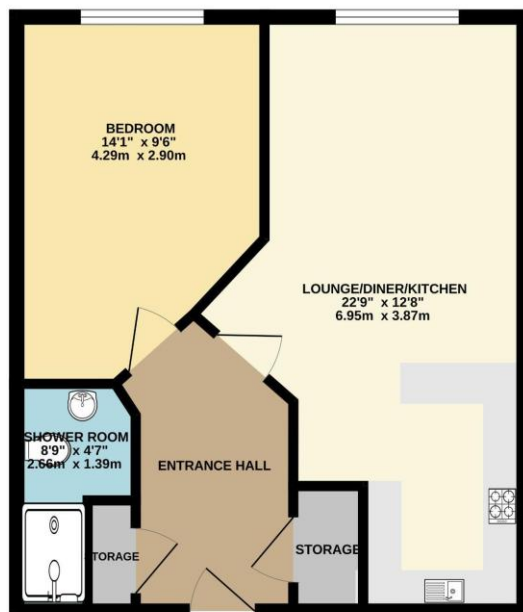


DESCRIPTION

Introducing a modern second floor flat located in a purpose-built development in Bournemouth. This property boasts a contemporary kitchen and bathroom, a lounge diner, and one double bedroom with good storage. Recently redecorated with new carpets, this flat also offers secure gated parking, making it an excellent buy-to-let opportunity or ideal for first-time buyers.

Conveniently situated just a short walk to the vibrant town of Bournemouth, with good transport links and only 0.5 miles to the beach, this location provides the perfect balance of urban living and coastal charm. Nearby attractions include the beautiful Bournemouth coastline and a variety of shops, restaurants, and entertainment options.

SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix 12/2021

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: £1700 p.a £250 p.a ground rent

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

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