



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

### **£160,000 LEASEHOLD**

A well presented one double bedroom first floor apartment set within this popular modern development which is just a short walk to both Westbourne & Bournemouth town centre. Good transport links and the beach are also a short walk away. The property offers modern accommodation throughout and would make an ideal first time buy or investment.

Purpose built | First floor | One double bedroom | Lounge diner |  
Separate modern kitchen | Well presented bathroom | Covered parking  
space | Gas fired central heating | 227 year lease | £250 fixed ground rent

Westbourne | 01202 767633 |

**Winkworth**



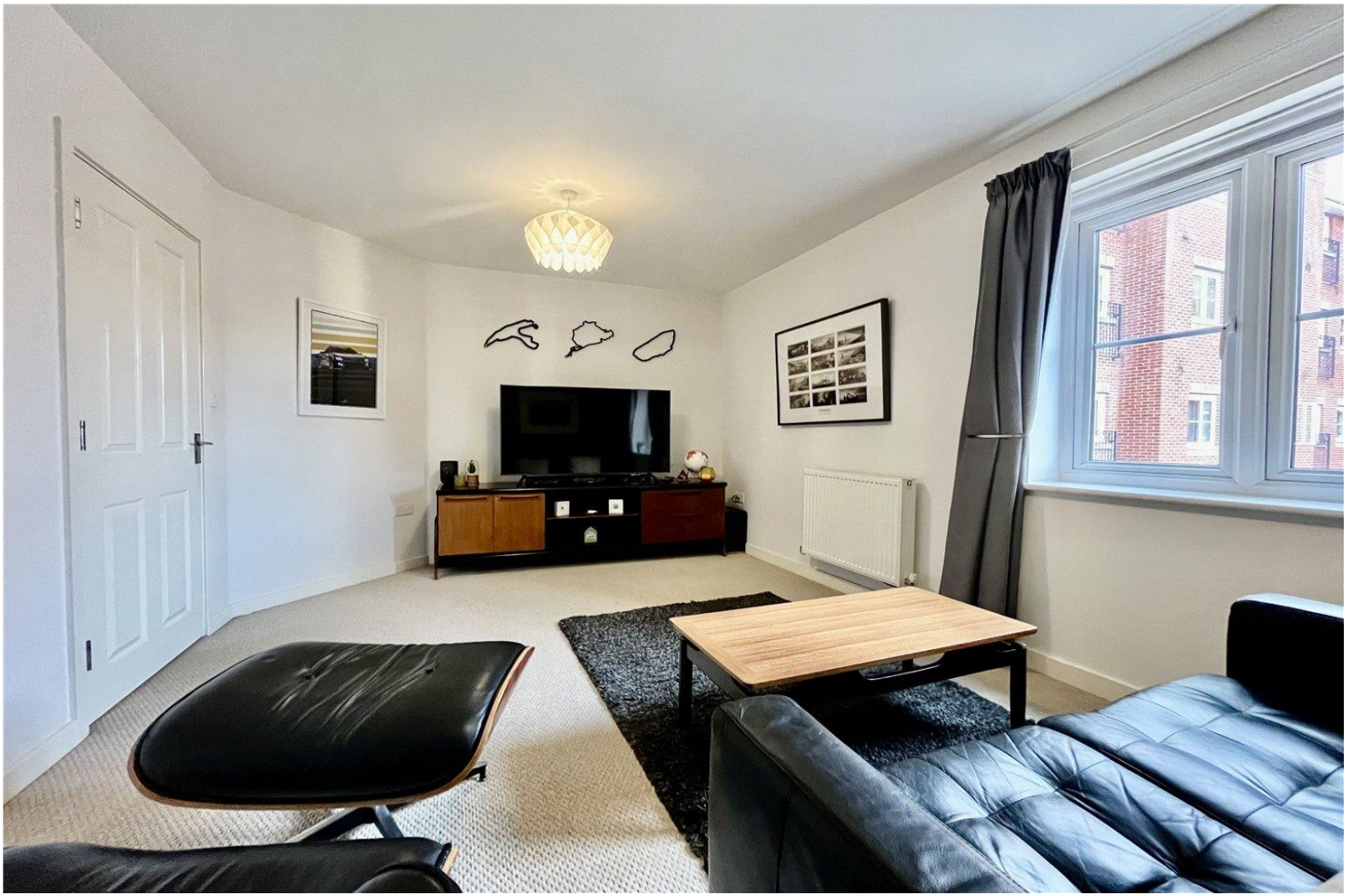
## LOCATION

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.



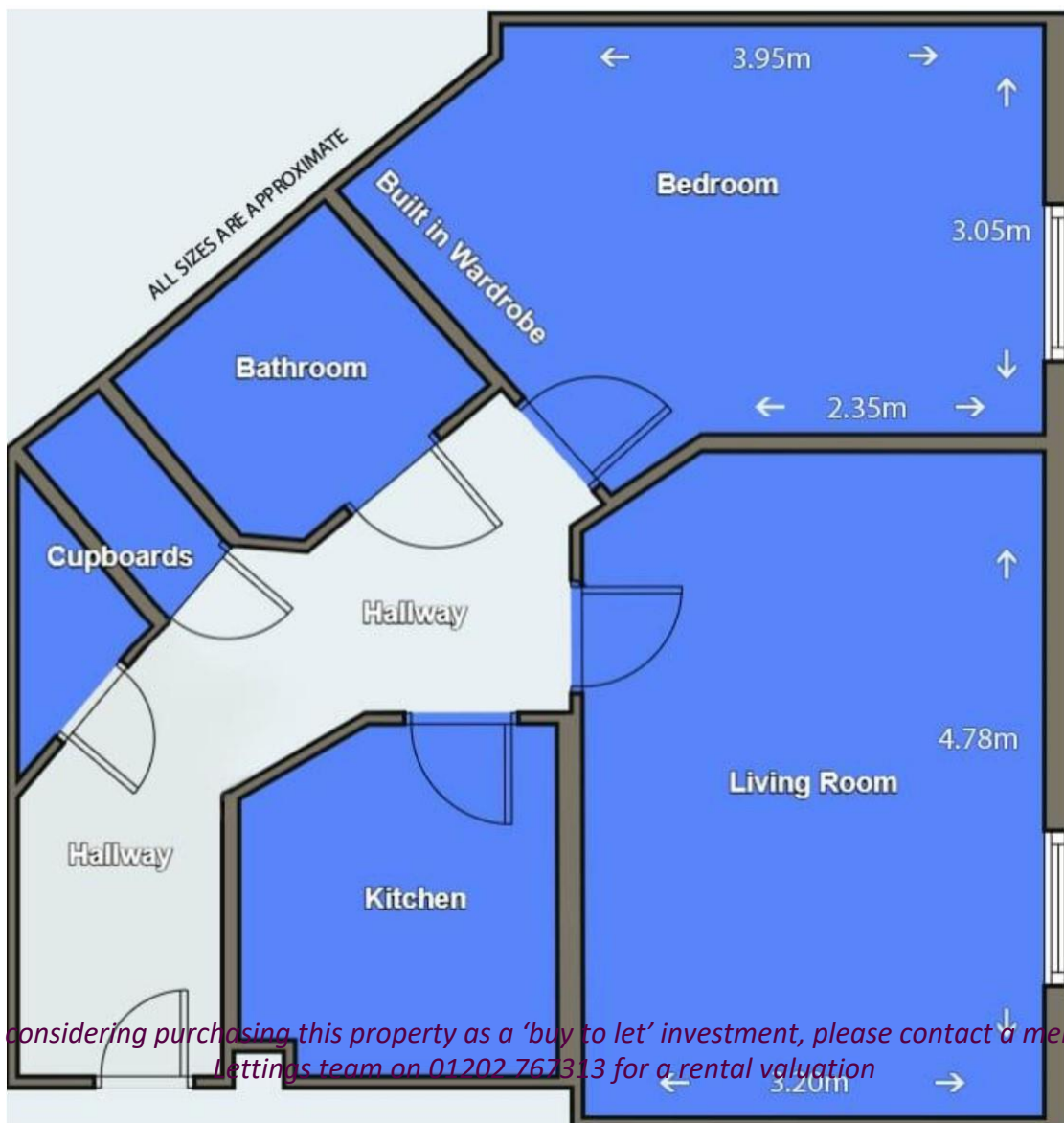
## DESCRIPTION

The property is situated on the first floor which is accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The living room is a good size with ample space for a dining table. There is a modern fitted kitchen which benefits from a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is a very generous size double room with fitted wardrobes and space for further freestanding furniture. The contemporary bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath with shower above.

A covered parking space is conveyed with the property.



**COUNCIL TAX BAND:** B

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1678 per annum

**AT A GLANCE**

- Purpose built
- First floor
- One double bedroom
- Lounge diner
- Separate modern kitchen
- Well presented bathroom
- Covered parking space
- Gas fired central heating
- 227 year lease
- £250 fixed ground rent

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (90-)                                       | A |                         |           |
| (81-91)                                     | B | 83                      | 84        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

Westbourne | 01202 767633 |

