



Kingswood Place 55-59 Norwich
Avenue West BH2 6AB

A bright and airy two-bedroom top floor flat located
between Westbourne & Bournemouth centre.
£190,000

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& HALL

Albury and Hall are delighted to be offering this beautifully presented bright and airy two-bedroom top floor apartment with views towards Meyrick Park.

The property is situated in a most central location having a local Co-op and parade of shops in Queens Road less than 100 yards from the property. Within easy reach is Westbourne Village with its array of cafes, bars and restaurants alongside independent traders and the usual High Street facilities including a Marks & Spencer's Food Hall. In the other direction is Bournemouth town centre with its range of shopping, leisure and entertainment facilities. At the end of Queens Road is the entrance to the Bournemouth Gardens which provides a scenic walk through to Coy Pond and the town centre. The Blue Flag beaches are easily accessible through the town centre or one of the many nearby chines. Finally, there are excellent public transport links on Poole Road and easy access by road and rail to Southampton & London.

A communal front door with entry phone system and exterior letterboxes leads into the carpeted communal hallways where a LIFT and stairs lead to the top floor. The front door opens into the entrance hall with two storage cupboards. The open plan living room/kitchen is a good size being exceptionally bright with a Juliette balcony with views towards Meyrick Park. The contemporary tiled kitchen area is fitted with quality gloss base units and wall units with lighting under, ample work top surfaces and a breakfast bar; a range of built in Neff appliances including a ceramic hob, recirculating extractor, microwave, dishwasher, washer/dryer, fridge and a Whirlpool fan oven. The main bedroom has the benefit of built in wardrobes and drawers. Finally, there is the second bedroom and modern tiled bathroom with white three-piece suite, heated towel rail, storage units and wall mirror plus Jack & Jill doors into the hall and main bedroom. Secure remote-controlled gates lead to the under-cover parking area where an allocated parking space is conveyed with the property plus a secure resident's bike store and large residents' terrace.

OFFERED WITH NO FORWARD CHAIN THE PROPERTY WOULD MAKE A PERFECT FIRST TIME PURCHASE, MAIN HOME, SECOND HOME OR BUY TO LET INVESTMENT.

The vendor has supplied the following information:

Tenure: Leasehold 155-year lease from 2006.

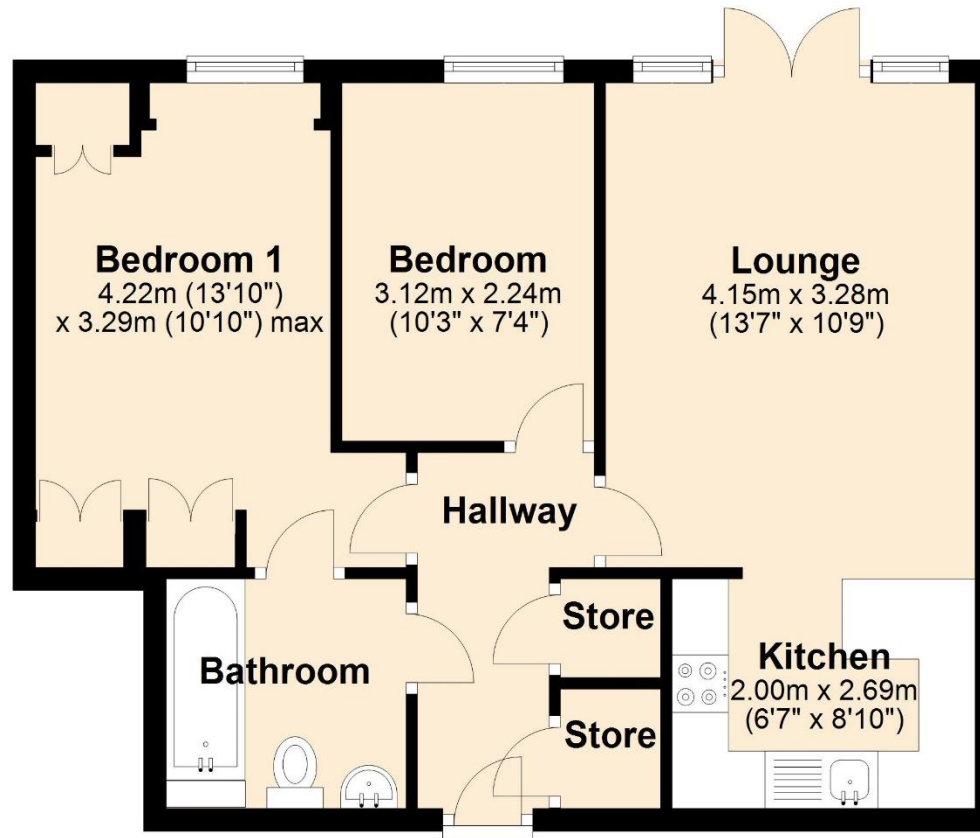
Ground Rent: £145.00 per half year.

Maintenance: Approx £500.00 per half year.



Top Floor

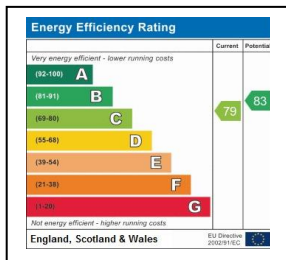
Approx. 50.0 sq. metres (538.3 sq. feet)



Total area: approx. 50.0 sq. metres (538.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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COUNCIL TAX – BAND B

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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