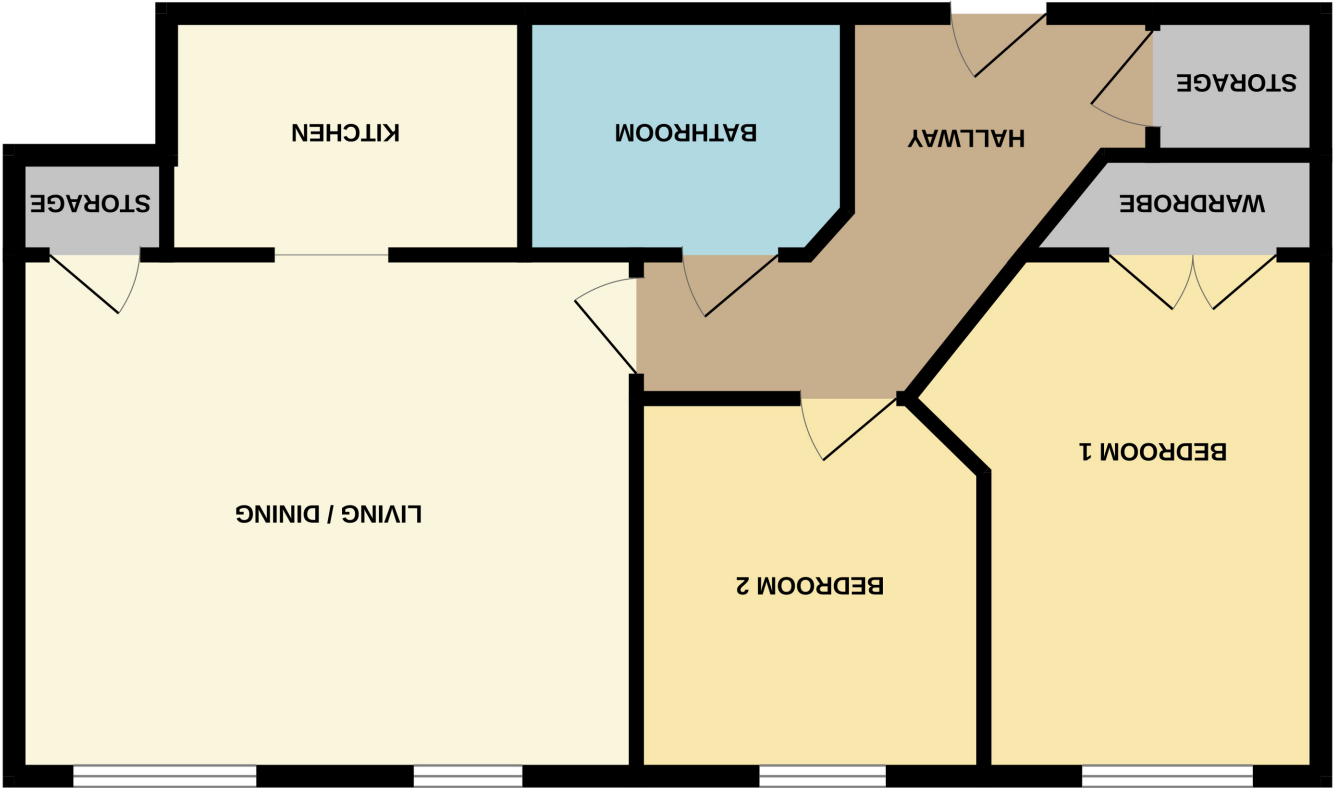




Energy Efficiency Rating		
Potential	Current	
	83	83
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



FIRST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

Whilst 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 ©2026





### Location

Kingswood Place occupies a popular position on Norwich Avenue West within the sought after BH2 postcode, one of Bournemouth's most convenient residential locations.

The property is ideally situated within easy reach of Bournemouth town centre, offering an excellent range of shopping, dining and leisure facilities, while retaining a calm and residential atmosphere. The popular Westbourne Village is also close by, renowned for its independent boutiques, cafés, restaurants and everyday amenities.

For those who enjoy the outdoors, the award-winning sandy beaches and clifftop walks of Bournemouth's West Cliff are within comfortable walking distance, providing a superb coastal lifestyle. Beautiful parks and green spaces are also nearby, ideal for recreation and relaxation.

The area benefits from excellent transport links, with Bournemouth railway station offering direct services to London Waterloo, and convenient road access connecting to the wider Dorset coastline and beyond.

### The Property

Everett Homes are delighted to offer for sale this spacious two double bedroom first floor flat, perfectly situated within walking distance to the vibrant Westbourne Village. Boasting a modern finish throughout, this property offers an ideal opportunity for first-time buyers, buy-to-let investors, or those seeking a stylish second home.

Upon entry you're greeted with a spacious Entrance Hall with ample storage cupboards and access to all principle rooms, a Spacious Living/Dining Room with two double glazed windows maximizing the natural light into the space, two good sized double bedrooms and a modern Bathroom.

The property is set on the first floor location is easily accessible via lift access, and additionally benefits from secure underground parking.

### Entrance Hall

Spacious Entrance hall with access to all principle rooms.

### Living/Dining Room

4.92m x 4.14m (16' 2" x 13' 7") A good sized room with two double glazed windows allowing ample natural light into the room, door to a storage cupboard, opening through to the Kitchen.

### Kitchen

2.85m x 1.90m (9' 4" x 6' 3") Modern fitted Kitchen with an integrated oven, hob and extractor, stainless steel sink unit with pillar taps, space and plumbing for washing machine, space for freestanding fridge freezer.

### Bedroom One

4.05m x 2.66m (13' 3" x 8' 9") Spacious double room, double doors giving access to a wardrobe, double glazed window.

### Bedroom Two

3.00m x 2.75m (9' 10" x 9' 0") Further double room, double glazed window.

### Outside

There is secure allocated parking conveyed with this apartment. There is also access to a Communal area outside which is predominately laid to paving.

### Material Information

Tenure - Leasehold  
Lease Length - 136 Years remaining  
Maintenance - £1027 per 6 months  
Ground Rent - £151 per 6 months  
Buildings Insurance - TBC  
EPC Rating - B (83)  
Council Tax Band - C

PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The 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. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

