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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(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	



Floor Plan



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Total floor area 91.6 sq.m. (774 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Flat 2 Kingswood 29 West Cliff Road, WEST CLIFF BH4 8AY

Guide Price £350,000

The Property

Brown and Kay are delighted to market for sale this beautifully appointed apartment located on the ground floor of this select development. The apartment, a credit to the current owners, has undergone many upgrades throughout and affords bright and well arranged accommodation with many benefits to include 18' lounge/dining room with access to southerly facing terrace, stunning kitchen, en-suite shower room, garage and gas central heating.

Kingswood is well located to take advantage of leisurely walks through the Chines which meander direct to award winning sandy beaches. The bustling village of Westbourne which has a whole host of amenities to include café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is close by as are bus services which operate to surrounding areas. The larger town centre of Bournemouth is also within reach and there you will find a comprehensive range of shopping and leisure pursuits, further enhanced with the delightful gardens that lead directly to the beach.

COMMUNAL ENTRANCE HALL

Secure entry system through to the hallway, the apartment is situated on the ground floor.

LOUNGE/DINING ROOM

18' 2" x 11' (5.54m x 3.35m) Front aspect UPVC double glazed sliding door to terrace, rear aspect UPVC double glazed window, radiator.

SOUTHERLY FACING TERRACE

A generous size terrace with a lovely southerly aspect, and outlook over the gardens.

KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m) Beautifully appointed kitchen equipped with a full range of wall and base units with complimentary work surfaces over, inset Neff four point gas hob, Neff double electric oven, space for tall standing fridge/freezer, integrated Bosch washer/dryer and dishwasher, rear aspect UPVC double glazed window.

BEDROOM ONE

12' 3" up to built-in wardrobes x 9' 6" (3.73m x 2.90m) Front aspect UPVC double glazed window, radiator, fitted wardrobes, door through to the en-suite.

EN-SUITE SHOWER ROOM

Double walk-in shower cubicle, vanity wash hand basin with storage, w.c., heated chrome towel rail and wall mounted storage cupboard.

BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.90m) Rear aspect UPVC double glazed window, radiator.

BATHROOM

Four piece bathroom suite comprising panelled bath, w.c., corner walk-in shower cubicle and vanity wash hand basin with storage below. Heated chrome towel rail and UPVC double glazed frosted window to the rear.

GROUNDS

Kingswood occupies well manicured grounds with areas of lawn and mature planting.

GARAGE

Garage in block.

AGENTS NOTE - PETS

We are advised by our client that pets are NOT permitted under the terms of the lease.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1986
Maintenance - £2,210.00 per annum
Ground Rent - £50 per annum

COUNCIL TAX - BAND D