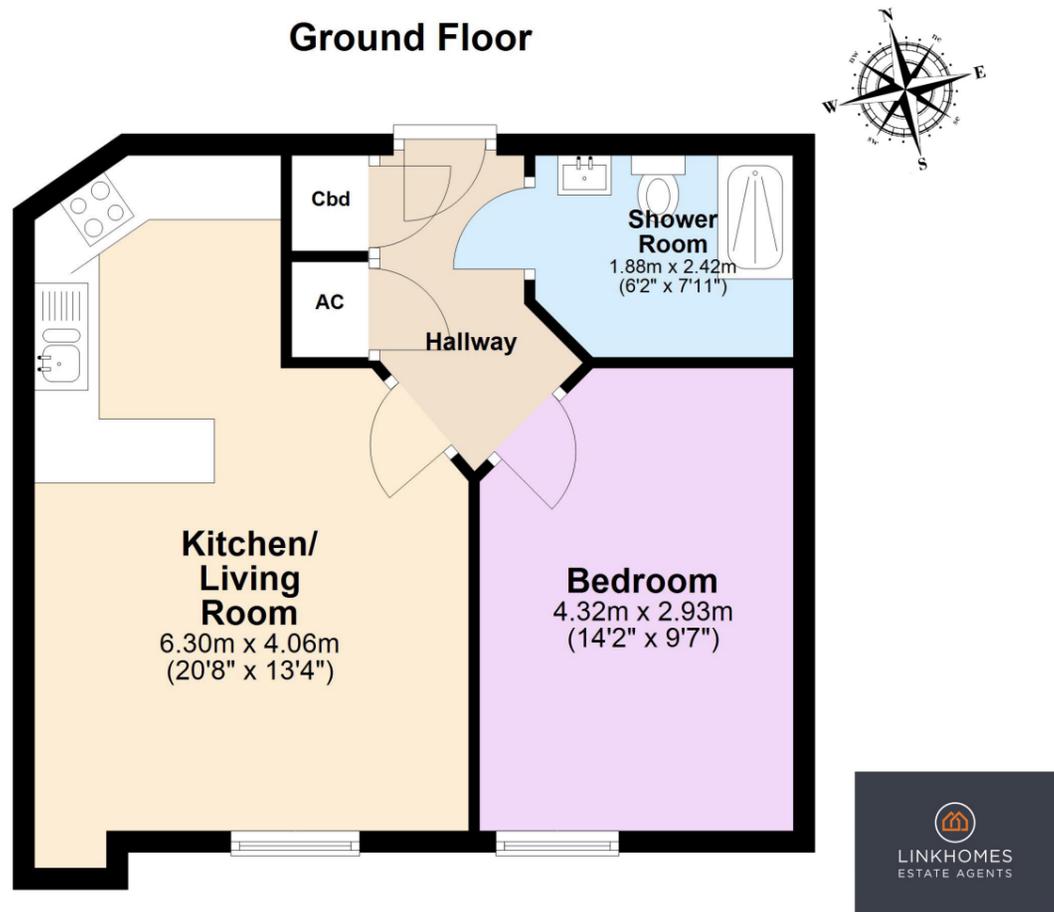




LINKHOMES
ESTATE AGENTS

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01202 612626

Ground Floor



Total area: approx. 44.6 sq. metres (480.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



26 Kingswood Place Norwich Avenue West, Bournemouth, Dorset, BH2 6AB
Guide Price £170,000

**** PERFECT FIRST TIME BUY ** ALLOCATED PARKING ** CLOSE TO WESTBOURNE **** Link Homes Estate Agents are delighted to offer for sale this well-presented one bedroom ground floor apartment centrally-located between Bournemouth Town Centre and Westbourne Village. Benefitting from an array of fine features including a stylish open-plan kitchen/living room with integrated appliances and a breakfast bar with room for bar stools, a good-sized bedroom, a stunning three-piece bathroom suite, ample storage throughout, a communal terrace and an allocated parking space in a gated car park. This is the perfect first time buy!

Constructed in 2007, Kingswood Place is a modern development of apartments situated on Norwich Avenue West and within walking distance to both Bournemouth Town Centre and Westbourne Village which both offer an array of independent bars, restaurants and cafes. The BH2 Complex is 0.8 miles away offering popular eateries, activities and the Odeon cinema. Public transport is very accessible, with bus stops located just moments away and Bournemouth Train Station just 1.7 miles away with direct links to London Waterloo in roughly two hours.



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, phone entry system, storage cupboard with the consumer unit enclosed, additional storage cupboard with the water cylinder enclosed, power points and LVT flooring.



Open Plan Kitchen/Living Room

Smooth set ceiling, ceiling lights, smoke alarm, UPVC double glazed window to the front aspect, wall and base fitted units, integrated longline fridge/freezer, 'Lamona' slimline dishwasher, integrated 'Lamona' microwave, four point 'Lamona' electric hob with glass splash back, integrated oven and stainless-steel extractor fan, integrated washing machine, breakfast bar, under counter lighting, night storage heater, television point, power points, partial LVT flooring and partial carpeted flooring.



Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, power points, electric radiator and carpeted flooring.

Shower Room

Coved and smooth set ceiling, ceiling light, extractor fan, part tiled walls, double enclosed walk-in shower, electric stainless steel heated towel rail, part tiled walls, sink with built-in storage, vanity cabinet with mirrored front and lighting, a shaving point, toilet and LVT flooring.



Outside

Parking

One allocated parking space and bike storage.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 134 Years Remaining
Ground Rent: £372.02 per annum
Service Charge: £1,969.56 per annum
Managing Agents: Bartley Management
Rentals are permitted
Holiday lets are not permitted.
Pets are permitted, subject to permission from the Freeholder or Managing Agent.

EPC: C

Council Tax Band: B - Approximately £1,753.85 per annum.
Communal Terrace
Communal Bike Store

Stamp Duty

First Time Buyer: £0
Moving Home: £900
Additional Property: £9,400