KINGSWOOD
PLACE
HEARNES
WHERE SERVICE COUNTS

A superbly presented one-bedroom modern apartment, located on the third floor, ideally situated within easy reach of Bournemouth Town Centre, local amenities, transport links, and the popular Westbourne Village. This property offers spacious living accommodation, featuring an open-plan kitchen/living room, one bath/shower room, and secure, allocated parking.

The development is accessed via a secure entry phone system, leading to a well-maintained communal hallway with a lift providing access to the third floor and the apartment entrance. Upon entering the property, a hallway with useful storage cupboards opens into a spacious kitchen/living room with a feature wall and a southerly aspect. The fitted kitchen includes a breakfast bar and a range of base and eye-level units with integrated appliances, including an oven, hob, and space for a fridge/freezer.

The bedroom is a double, offering ample storage space, and is served by a modern shower room with a WC and hand wash basin.

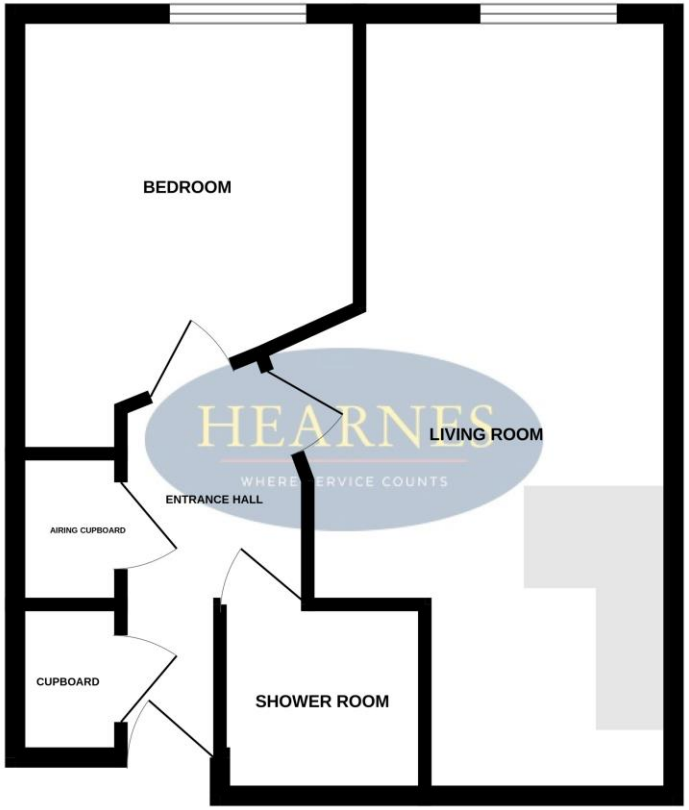
Externally, the development features a communal sun terrace and seating area, while the apartment comes with one secure, covered parking space.

The property is leasehold with approximately 136 years remaining. The maintenance charge is approximately £1,677 annually, and the ground rent is £380.47.

COUNCIL TAX BAND: B EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

THIRD FLOOR
484 sq.ft. (45.0 sq.m.) approx.



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TOTAL FLOOR AREA : 484 sq.ft. (45.0 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.
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