

brown & kay

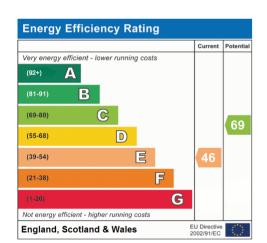
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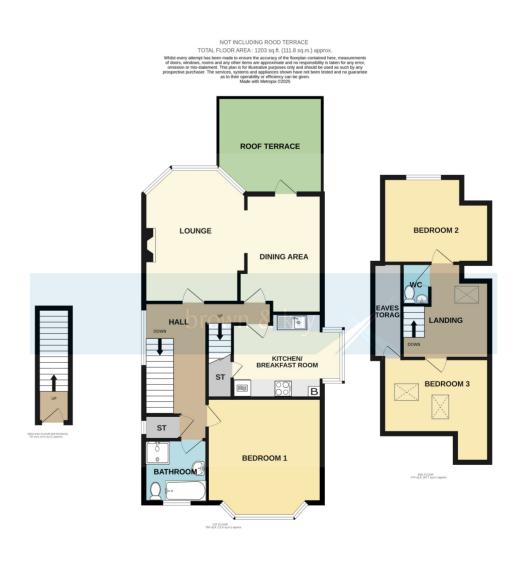
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9a Kings Park Road, KINGS PARK, Dorset BH7 7AE

The Property

Brown and Kay are pleased to market this extremely generous three bedroom duplex apartment arranged over the first and second floor of this character property. The apartment, whilst in need of some modernisation, offers spacious accommodation to include a good size lounge, separate dining room, fitted kitchen, three bedrooms, four piece bath and shower room and a convenient separate w.c. A particular feature of the property is the more than generous terrace with a delightful outlook over the cricket pitch and there is also the added benefit of a garage with parking to the front. With no forward chain, this home would make an excellent property choice!

Located in the popular area of Kings Park, the property enjoys a pleasant position backing on to the cricket ground, of which views can be enjoyed from your terrace. Local bus services are close to hand and Boscombe High Street with its wide and varied range of shopping facilities is also within comfortable reach. For more comprehensive needs, the larger town centre of Bournemouth is accessible and there are train stations located at both Bournemouth and Pokesdown. For beach lovers, miles upon miles of golden sandy beaches stretch to nearby trendy Southbourne and beyond in one direction, and the famous Sandbanks - a hot spot for water sport enthusiasts - in the other.

COMMUNAL ENTRANCE

Shared with the ground floor apartment, stairs to the first floor.

ENTRANCE HALL

Stairs to the second floor.

LOUNGE

15' 9" \times 11' 11" (4.80m \times 3.63m) A generous living room with large bay window and fireplace.

DINING ROOM

13' 3" x 8' 1" (4.04m x 2.46m) Door to terrace.

ΓERRACE

12' $8" \times 12' \ 0"$ (3.86m $\times 3.66m$) A great size terrace with balustrade surround enjoying a lovely outlook.

KITCHEN

12' 11" \times 9' 7" (3.94m \times 2.92m) Fitted with a range of wall and base units with work surfaces over and 'Metro' style tiling, large box bay window.

BEDROOM ONE

15' 3" x 12' 10" (4.65m x 3.91m) A good size bedroom with bay window.

BATH AND SHOWER ROOM

Four piece suite comprising shower cubicle, wash hand basin, panelled bath and w.c.

SECOND FLOOR LANDING

Doors to bedrooms two and three, and separate w.c.

BEDROOM TWO

11' 5" x 8' 5" (3.48m x 2.57m) Sloping ceiling with velux windows.

BEDROOM THREE

10' 4" x 9' 11" (3.15m x 3.02m) Sloping ceiling, window.

Offers in Excess of £280,000

SEPARATE W.C.

W.C.

MATERIAL INFORMATION

Tenure - Share of Freehold

Length of Lease - 999 years from 24th December 2013

Service Charge - As and When

Management Agent -

Parking - Garage & Parking Space in front

Pets - Pets will be considered with prior consent from the fellow freeholder, buyers are to satisfy themselves

fully before proceeding. Holiday Lets - Not permitted

Utilities - Mains Electricity, Gas & Water

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - Band C

EPC Rating - To be confirmed