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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
	46	
EU Directive 2002/91/EC		
England, Scotland & Wales		

NOT INCLUDING ROOF TERRACE
TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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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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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9a Kings Park Road, KINGS PARK, Dorset BH7 7AE

Offers in Excess of £280,000

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" x 11' 11" (4.80m x 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.

TERRACE

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

KITCHEN

12' 11" x 9' 7" (3.94m x 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.

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