

Guide Price £190,000 | 2 Bedrooms.



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# What it's got.

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Generously-proportioned interiors, polished presentation, provide a move-in ready home for those seeking a low-maintenance lifestyle.

You'll love the amazing space this luxurious flat has to offer. The master is particularly spacious with fitted wardrobes in addition to the en-suite. The kitchen is modern with a range of fitted units and integrated appliances but the lounge/diner is our favourite room. A dual aspect room that is flooded with natural light and a Juliette balcony.

Two allocated parking spaces are conveyed with this beautiful home.

# Where it is.

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The location is so convenient to Bournemouth town centre and in the opposite direction Westbourne. Both offering an array of facilities, amenities, shops, cafes, bars and restaurants. Bournemouth train station is also nearby with direct routes to Southampton, Winchester and Waterloo, London. Not forgetting the 7 miles of sandy beaches which again are within easy reach.





## What the owner says.

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"We bought the property off plan in 2008 as our first home together. It was the perfect first step for us on to the property ladder after renting. We were swayed by this flat due to it being the largest plot in the building, south facing so it's nice and bright, having a huge storage capability, as well as two secure parking spaces.



It has been perfect for us as our lifestyle has changed over the years. When we first moved in, we benefited greatly from its proximity to Bournemouth town centre and being able to walk in for nights out. When we lived abroad, we found our flat incredibly popular and easy to rent. We are also in a prime location for international students and for several summers benefited from this. As we've grown up we've also loved being able to explore Westbourne and its ever-changing boutique shops and restaurants. But I think the major attraction for us was also being so close to the beach, as Middle Chine is only five minutes' walk away and Bournemouth Gardens even closer.

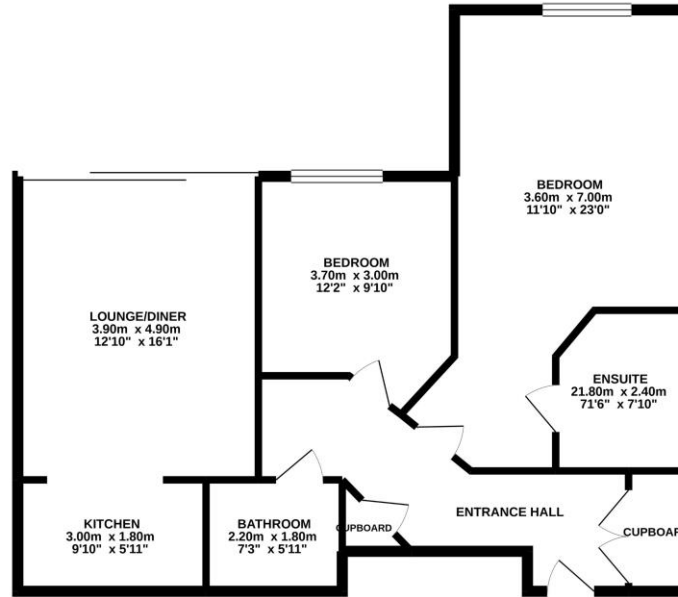


It's been ideal to have all our favourite places within walking distance, and even more so since our family became a three. The apartment has grown with us and the large storage space has been priceless! We have so many wonderful memories from living here and will be sad to leave as we have made many friends and there is a great community feel."



65 Kingswood Place, 55-59 Norwich Avenue West, Bournemouth, Dorset, BH2 6AB

ENTRANCE FLOOR  
70.6 sq.m. (760 sq.ft.) approx.



TOTAL FLOOR AREA: 70.6 sq.m. (760 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 structure, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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## Technical bits.

- Service Charge - £1056 per year
- Ground Rent - £350 per year
- Potential Rental Figure - £950 per month
- Energy rating – B
- Council tax band - C
- Fantastic first time buy or investment
- Beautifully presented
- Two allocated spaces

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.