



Flat 21 43 Kensington Court, Knyveton Road, Bournemouth, BH1 3QT

£245,000

- Two Double Bedrooms
- Southerly Balcony Overlooking Lovely Gardens
- UPVC Double Glazing
- Well Presented
- Secure Underground Parking
- Spacious Second Floor Flat
- En-Suite To Bedroom One
- Gas Central Heating
- Lift In Block
- No Forward Chain

OFFERS INVITED / NO FORWARD CHAIN / SPACIOUS APARTMENT WITH SOUTHERLY BALCONY SITUATED CLOSE TO THE BEACH AND BOSCOMBE GARDENS / LEASE EXTENSION ON COMPLETION OF SALE >>> Greys Estate Agents are delighted to offer for sales this spacious second floor apartment situated in the prestigious Kensington Court in Bournemouth. The property comprises: Two double bedrooms, en-suite to bedroom one, lounge / dining room with Southerly balcony, kitchen / breakfast room, additional shower room, UPVC double glazing, gas central heating and a secure phone entry system. Other benefits include secure underground garage parking and attractive communal gardens.



Tenure - Leasehold

We've been advised that there are currently 76 years remaining on the lease. Please note that a lease extension would be considered by the vendors.

Service charge is approximately £2400pa

Ground rent is approximately £250pa



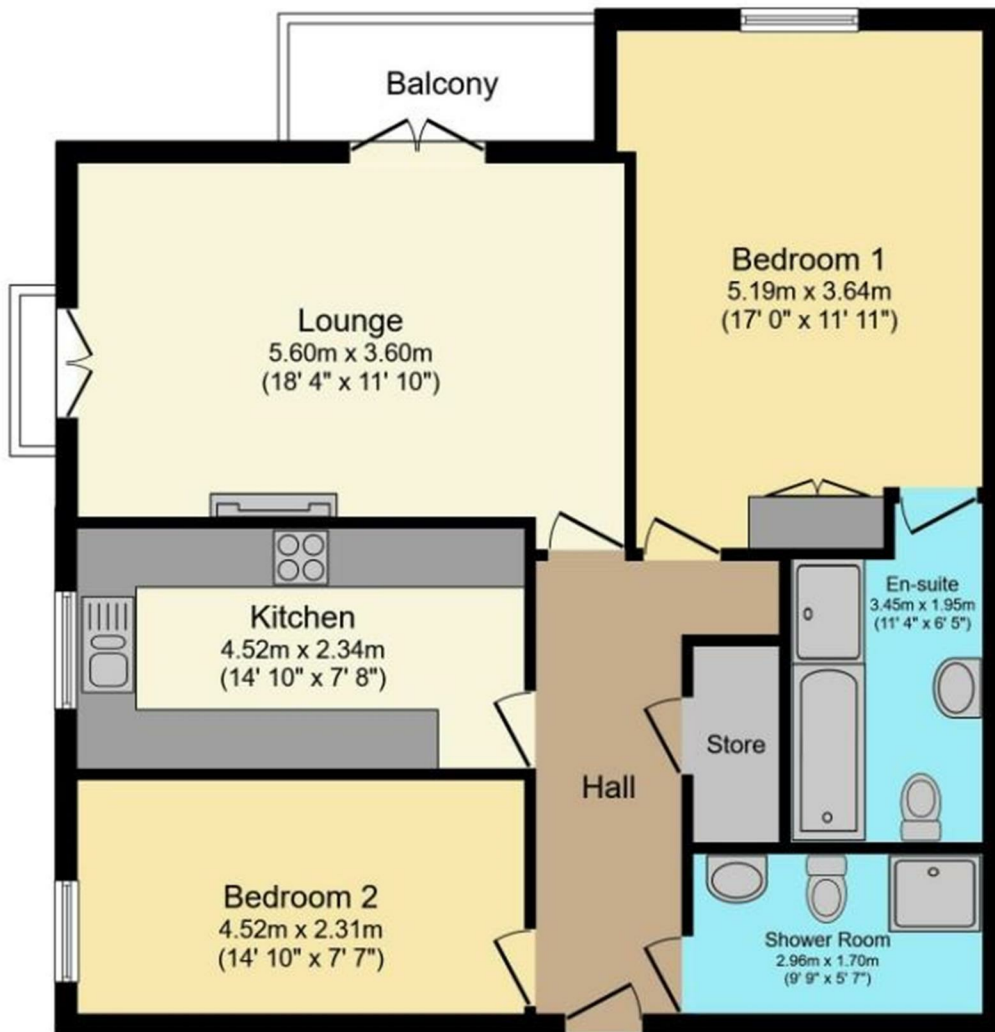






Viewings by arrangement only. Call 01202 749390 to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	



Total floor area 83.4 sq.m. (898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com