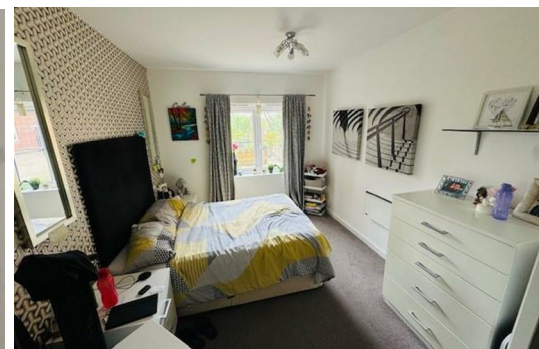




55-59 Norwich Avenue West, Bournemouth, Dorset, BH2 6AB

Offers in excess of £165,000

NORWICH AVENUE WEST, Kingswood Place, BH2, Offers in excess of £165,000. Take a look at this modern style ground floor purpose built apartment located in Norwich Avenue West between Bournemouth and Westbourne. The property has an open plan lounge kitchen with modern units and appliances. There is a double bedroom with built in furniture and a modern shower room. In the hall there are two built in cupboards. Electric heating. The property has a parking space conveyed with it and there is a communal patio area for residents use. Council tax band B. Long lease of 236 years remaining. **THIS WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.** Don't miss out on this super property and make your next purchase with Thacker & Revitt.



FRONT DOOR AND ENTRANCE HALL

10'8" x 3'8" (3.27 x 1.12)

Solid light coloured wooden front door with locks leading into the entrance hall. White ceiling, emulsion painted walls and fitted carpet. Wall mounted electric heater. Built in cupboard with wooden door, housing water heating tank and shelf for storage. Further built in cupboard with wooden door offering rail and storage inside. Wall mounted entry phone. Ceiling lighting. Light switches and fuse switches. Doors to all rooms.

OPEN PLAN KITCHEN LOUNGE ROOM

23'6" x 9'7" (7.17 x 2.94)

Wooden light wood coloured door leading from the hall into this open plan lounge kitchen with rear facing aspect. White ceiling, emulsion painted walls with lino to the kitchen area and carpet to the lounge area. Wall mounted electric heater. Upvc double glazed window in the lounge part of the room overlooking the residents communal patio area. Ceiling lighting. Light switch, plug sockets and TV socket.

The kitchen area has a range of wall, base and drawer units with inset handles and laminate worktops, with breakfast bar end panel. Splash backs. Sink with drainer and mixer tap. Electric four ring hob, electric oven with pull down door and handles, and extractor fan above. Space and plumbing for washing machine, space and plumbing for dishwasher and space for fridge freezer. Ceiling lighting. Fuse switches. The vendor is happy to leave the appliances in with the sale of the property if required.

BEDROOM

12'2" x 9'6" (3.71 x 2.92)

Light wooden door leading into this good sized double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Upvc double glazed window overlooking the residents communal patio area. Wall mounted electric heater. A range of fitted units to include bedside drawers, wardrobe, dressing table and drawer unit. Ceiling lighting. Light switch and plug sockets.

SHOWER ROOM

5'5" x 4'5" x 8'7" into shower recess (1.66 x 1.36 x 2.63 into shower recess)

Wooden light wood coloured door leading into the shower room with white ceiling, part tiled and part emulsion painted walls with fitted lino flooring. Ceiling lighting. White wc with seat, lid and cistern flush. White sink with chrome effect fittings. Built in shower cubicle with shower tray, tiled walls and wall mounted shower with glass shower door. Extractor fan. Wall mounted mirror. Electric radiator.

PARKING

The parking space allocated to the flat is on a lease basis and this is paid annually. The parking bay number TBC

TENURE

The property is LEASEHOLD

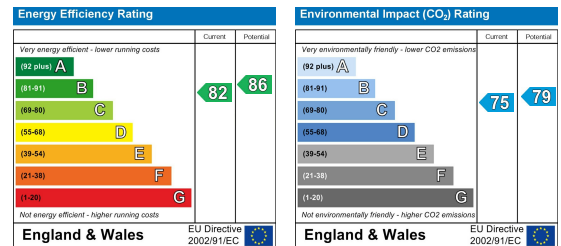
Years remaining on lease:- 236 Years remaining on the lease (245 years from 1 January 2006)

Management charges:- Charged per half year at £838.79 x2 This being £1677.57 Per Annum.

Ground Rent:- £250.00 per annum, fixed for the term of lease

THE PROPERTY IS OFFERED WITH NO FORWARD CHAIN





Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD