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**MICHAEL ADAM**

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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**3 KINGFISHER COURT  
EAST CLIFF BOURNEMOUTH  
BH1 3NS**

**Price £299,950**

Shared Freehold



***SITUATED WITHIN A SHORT STROLL TO BEAUTIFUL SANDY BEACHES IS THIS SUPERB, SPACIOUS GROUND FLOOR FLAT.***

***THE PROPERTY HAS WELL PRESENTED ACCOMMODATION WHICH INCLUDES, LARGE RECEPTION HALL, 23FT LOUNGE/DINER, BREAKFAST/KITCHEN, MASTER BEDROOM HAVING AN EN-SUITE BATHROOM. LOVINGLY CARED FOR BY THE CURRENT OWNER WHO HAS REPLACED THE BATHROOM AND SHOWER ROOM WITH LUXURIOUS FIXTURES AND FITTINGS.***

***THIS DELIGHTFUL GROUND FLOOR FLAT OFFERS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, GARAGE, SHARE OF FREEHOLD AND THE ADDED BONUS OF HAVING NO FORWARD CHAIN.***

***LOCAL BUS ROUTES AND AMENITIES ARE FOUND NEARBY.***

***EXTERNALLY THERE ARE ATTRACTIVE WELL TENDED COMMUNAL GARDENS AND FLAT 3 HAS IT'S OWN BALCONY/TERRACE.***

***WE STRONGLY ADVISE AN INTERNAL INSPECTION TO APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER.***

**3 KINGFISHER COURT, EAST CLIFF, BOURNEMOUTH BH1 3NS**

- **GROUND FLOOR PURPOSE BUILT FLAT**
- **2 DOUBLE BEDROOMS**
- **LUXURIOUS SHOWER ROOM AND EN-SUITE BATHROOM**
- **LARGE LOUNGE/DINER**
- **NO FORWARD CHAIN**
- **SHORT WALK TO CLIFF TOP AND BEACH ACCESS**
- **SPACIOUS BREAKFAST/KITCHEN**
- **GARAGE**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **PRIVATE TERRACE/BALCONY**
- **WELL PRESENTED THROUGHOUT**
- **CLOSE TO LOCAL AMENITIES**
- **ATTRACTIVE COMMUNAL GARDENS**
- **EASY ACCESS TO BOURNEMOUTH AND BOSCOMBE**
- **VIEWING ADVISED**
- **OFFERED WITH NO FORWARD CHAIN**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

**PLEASE NOTE:**

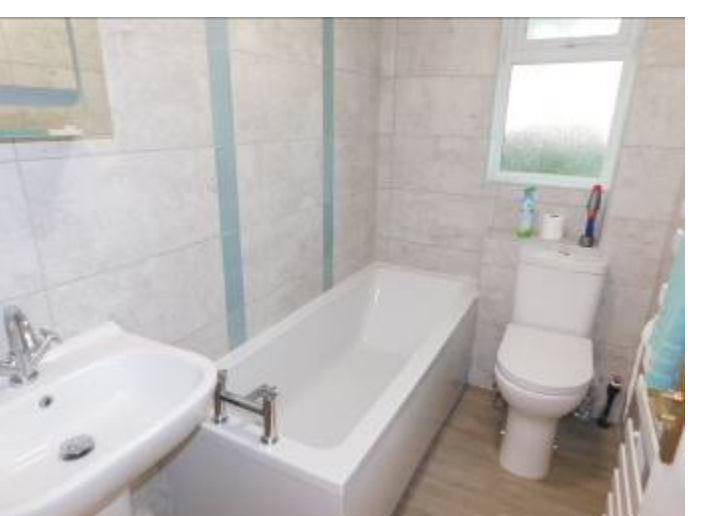
**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

**Website: [www.michaeladam.co.uk](http://www.michaeladam.co.uk)**

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**Ground Floor**

Approx. 84.5 sq. metres (909.3 sq. feet)

