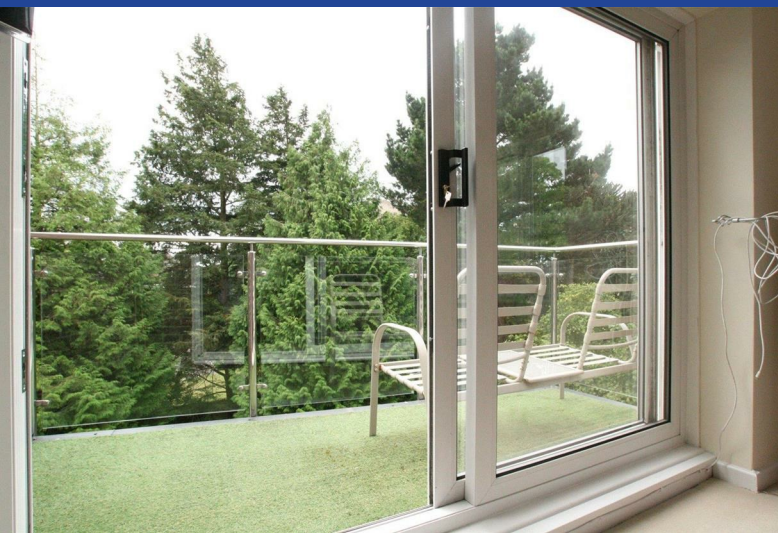




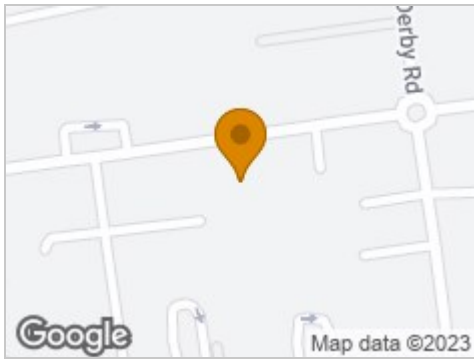
Kings Walk

19A Knyveton Road, East Cliff, BH1 3QZ

Price Guide £250,000



Road Map



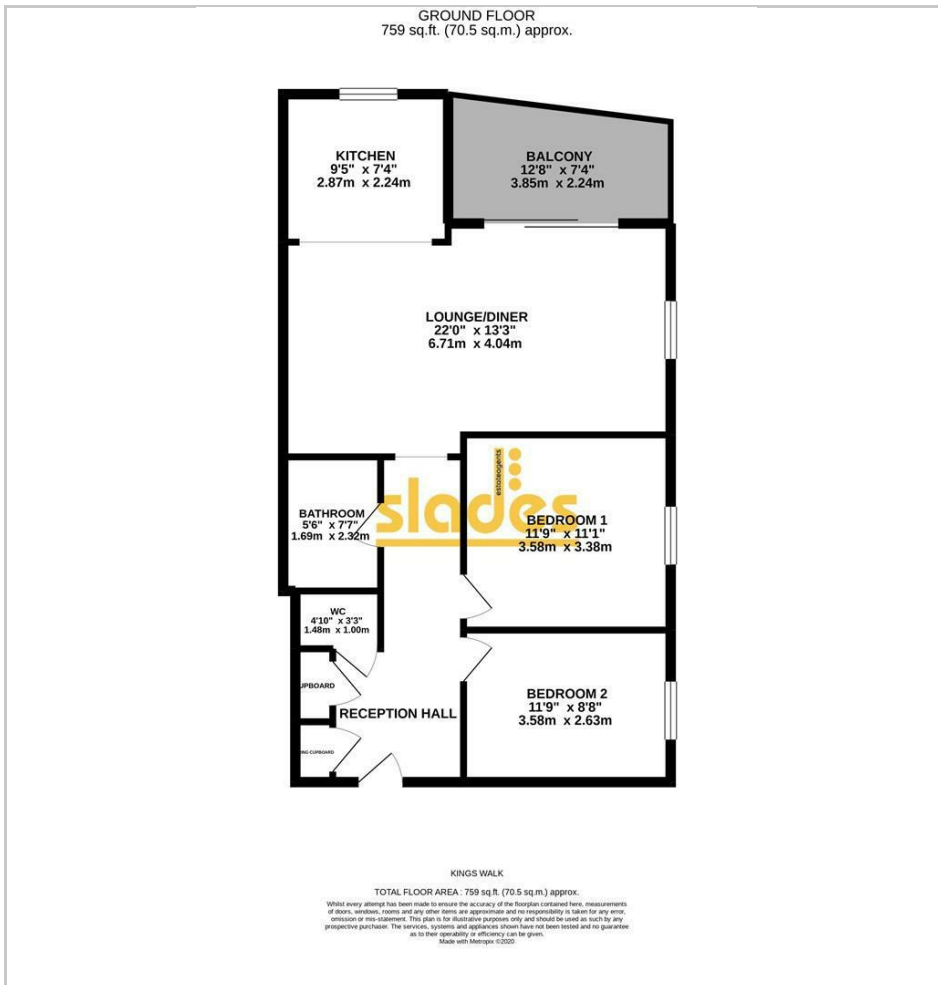
Hybrid Map



Terrain Map



Floor Plan



- 4th Floor
- South Facing Balcony
- Modern Bathroom
- 2 Double Bedrooms
- Secure Parking
- Great Location
- No Chain

Viewing

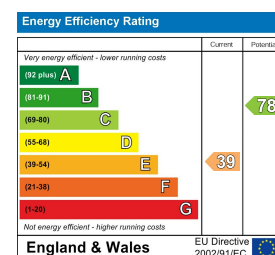
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA
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Energy Efficiency Graph



A bright and spacious 2 double bedroom 4th floor BALCONY APARTMENT offered for sale with NO FORWARD CHAIN. The accommodation could benefit from some light modernisation.



The accommodation with approximate room sizes comprises a well presented communal entrance hall with door entry system and stairs and lift servicing all floors. Flat D5 is located on the fourth floor. There is a solid wood door leading to the spacious

ENTRANCE HALL

with ceiling light, smoke alarm, useful full height storage cupboards one also housing the factory lagged hot water cylinder together with some airing space the other cupboard has high level electricity meter and fuse switches. Doors to

CLOAKROOM

having decorative ceiling light and half tiled walls. A modern suite comprising of a close couple WC with dual central flush and vanity style sink unit with chrome mixer tap and useful storage cupboard beneath.

OPEN PLAN LOUNGE / DINING ROOM

22' overall x 13'3 (6.71m overall x 4.04m)

with coved ceiling and pendant lighting, uPVC double glazed window to the side elevation and sliding uPVC patio doors on to the good sized SOUTH FACING BALCONY with modern stainless steel and glass balustrade. Modern electric wall heater. Open archway through to

KITCHEN AREA

9'5 x 7'4 (2.87m x 2.24m)

having matching wall and base level cabinets with rolled edge wood effect working surfaces and tiled splash backs incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap. Built in four

ring 'Hotpoint' ceramic hob and stainless-steel extractor hood over. Built in eye level electric fan assisted oven and glazed display cabinets. Integrated full height fridge freezer, space and plumbing for automatic washing machine, high polished tiled flooring, extended breakfast bar and uPVC double glazed window to the rear southerly elevation.

BEDROOM ONE

11'9 x 11'1 (3.58m x 3.38m)

with coved ceiling and pendant light, modern wall heater and uPVC double glazed window to the side elevation.

BEDROOM TWO

11'9 x 8'8 (3.58m x 2.64m)

with coved ceiling and pendant light, modern wall heater and uPVC double glazed window to the side elevation.

BATHROOM

being of a generous size with decorative ceiling light, fully tiled walls with feature wall. A modern suite comprising of a 'P' shaped panel enclosed bath with integrated chrome filler tap, glazed surround and wall mounted thermostatically controlled shower mixer valve. Modern wall hung vanity style sink unit with chrome mixer tap, mirror cabinet and chrome heated towel rail.

OUTSIDE

Kings Walk benefits from SECURE UNDERCROFT GARAGING and there are extensive well maintained gardens to both the front and rear of the property with mature shrubs and Flat D5 benefits from its own good

sized SOUTH facing balcony enjoying a sunny elevation and wooded outlook. The Over Cliff and access to Bournemouth beaches is close by.

TENURE

Flat D5 benefits from a SHARE OF THE FREEHOLD together with the remainder of a 999year lease. MAINTAINANCE We are advised that this is paid quarterly and is currently £582.00 per quarter.'

