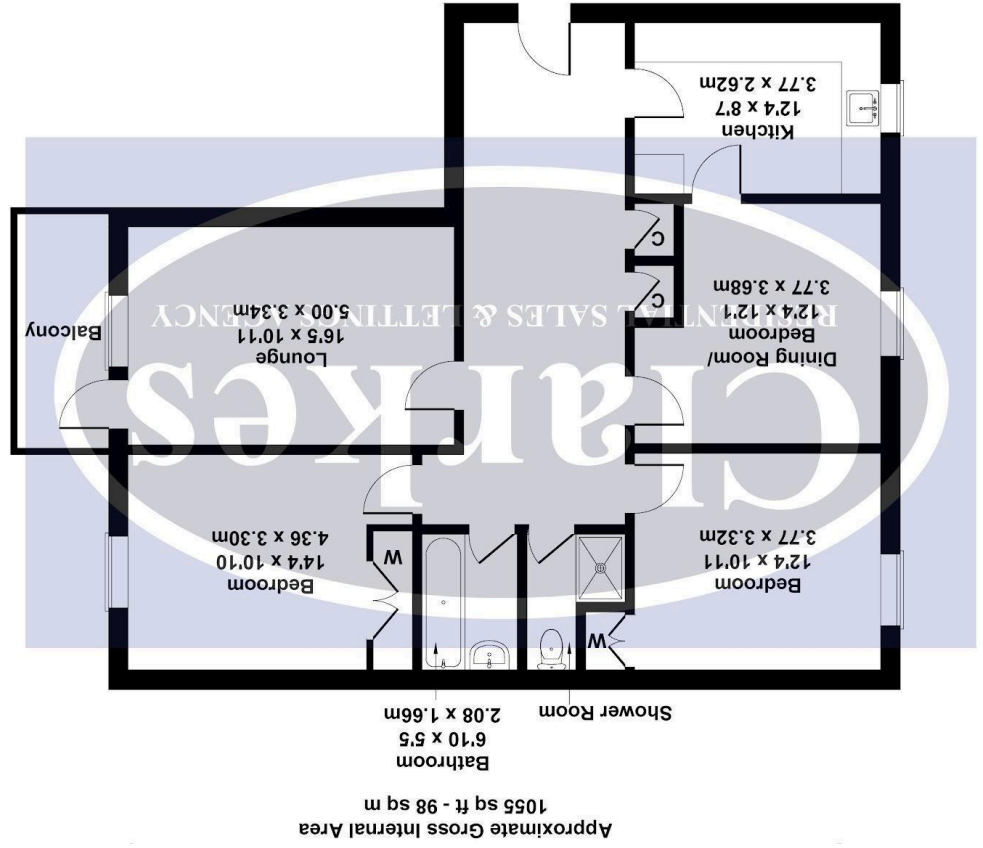


Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

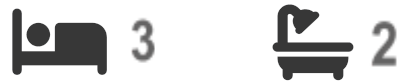
Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	72	A (92-100)	G (1-20)
		B (81-91)	
		C (69-80)	
		D (55-68)	
		E (39-54)	
		F (21-38)	
	76		



Kernella Court WESTBOURNE Share of Freehold



Kernella Court



Westbourne has a distinct continental feel with tropical gardens, boutique shops and cosmopolitan restaurants, bars, delicatessens and cafes with alfresco seating. This is a sought after area sandwiched between Bournemouth West Cliff, and the exclusive Canford Cliffs.

You'll find lovely walks from Bournemouth Upper Gardens to the award winning tropical gardens and ofcourse the beach at Alum Chine. Westbournes most famous resident was Robert Louis Stevenson who lived at 'Skerryvore' between 1885 and 1887. He wrote Kidnapped and The Strange Case of Dr. Jekyll and Mr. Hyde, as well as part of Treasure Island.

Kernell Court is Shared Freehold owned purpose built block on a spacious plot with off road parking and garages and DIRECT PRIVATE ACCESS to Bournemouth Gardens.

The accommodation is as follows

Communal Entrance with Lift and Stairs to all floors

Top Floor Entrance - A spacious L shaped entrance hall has carpet flooring, papered walls and ceiling with cornice. 2 storage cupboards plus radiator and power sockets. Security Intercom to main entrance.

KITCHEN - Glass panel door into kitchen with fitted wall and base units with worktops on two sides and integrated Logic electric oven and Beaumatic gas hob. Space & plumbing for washing machine and slim line dishwasher. Space for upright fridge freezers. 1 1/2 Bowl sink with mixer tap by window overlooking the gardens. Wall mounted Gas Combi boiler. Fully tiled walls, vinyl flooring and papered ceiling.

DINING ROOM / BEDROOM 3 - Window to the rear overlooking Bournemouth Gardens. Carpet flooring, papered walls and ceiling with cornice. Radiator and power sockets.

LOUNGE - Feature glass panel internal wall and door into lounge. Double glazed window and door onto private balcony. Carpet flooring, papered walls and ceiling with cornice. Radiator TV and power points. Feature electric fire with stone surround and hearth.

BALCONY - South facing balcony with metal railings.

BEDROOM 2 - Window to the rear overlooking Bournemouth Gardens. Built in double wardrobe. Carpet flooring, papered walls and ceiling with cornice. Radiator and power sockets.

WC & SHOWER - WC and walk in shower enclosure. Fully tiled walls, vinyl flooring and papered ceiling. Hand basin and heated towel rail.

BATHROOM - Bath with shower above. Vanity basin and heated towel rail. Fully tiled walls, vinyl flooring and papered ceiling.

MASTER BEDROOM - Double glazed window to the front. Fitted bedroom furniture and built in double wardrobes. Carpet flooring, papered walls and ceiling with cornice. Radiator and power sockets.

OUTSIDE Spacious vehicle access to the rear including Garage AND ALLOCATED parking space in front of garage. Steps to Private Gate giving direct access to Bournemouth Gardens.

AGENTS NOTES

TENURE = Share of Freehold

Management Co - The Freeholders have recently appointed House & Sons as Managing Agents

Service Charge - New estimate following change of Managing Agent - £264pm (including reserve fund)

Ground Rent - £0

Lease - 999 years from 1990

Council Tax Band C



Asking Price £300,000

Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.