



Kinson Road, Bournemouth, Dorset

1 1 1

Asking Price £185,000



Corbin & Co are delighted to offer for sale this spacious, one bed ground floor apartment located in Wallisdown, Bournemouth, BH10 and is situated within walking distance to an array of shops, including; Tesco Express, Sainsburys superstore, Take away's, hairdressers and bus routes into Bournemouth & Poole Town Centres. Also close by is a local Nature Reserve for picturesque walks.

Situated on the ground floor of a small, purpose-built block comprising just three properties, this spacious one-bedroom apartment offers comfort and convenience in a desirable location.

Accessed via a shared communal hallway with just one other flat, the property welcomes you into a bright and airy hallway leading to all rooms.

The heart of the home is a generously sized lounge/diner, measuring an impressive 21 feet, providing ample space for both living and dining areas. A large rear-facing window floods the room with natural light, creating a warm and inviting atmosphere. The spacious double bedroom also enjoys a peaceful rear aspect, perfect for rest and relaxation.

A separate, modern kitchen is designed with practicality in mind, featuring contemporary fittings and ample storage. The modern shower room is both stylish and functional.

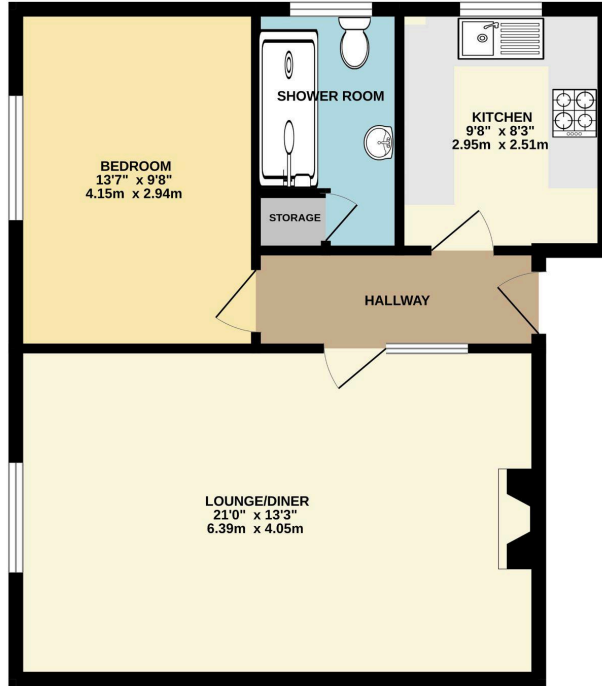
Additional benefits of this charming property include gas central heating, double glazing, off-road parking, a garage, and a share of the freehold. Ideally located within walking distance to local amenities and well-connected bus routes, offering easy access to Bournemouth and Poole town centres, this apartment is perfect for those seeking a comfortable home in a prime location.

To arrange a viewing please call 01202 519761.





GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02024

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

01202 519761

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