





House & Son are delighted to present this spacious ground floor apartment, set within the sought-after gated development of Kensington Court. Perfectly located, the property is just a short stroll from the beautiful Royal Boscombe Gardens, sandy beaches, and also within easy reach of Bournemouth Town Centre and the Bournemouth Interchange, offering excellent train and bus links.

The apartment benefits from gas central heating, double glazing, and enjoys plenty of natural light. It features two Juliet balconies in addition to a traditional south-facing balcony overlooking the landscaped communal gardens. Secure underground allocated parking is included, along with visitor spaces.

Inside, the accommodation comprises:

A welcoming entrance hall with storage cupboard

Bright and spacious living room with balcony access

Modern fitted kitchen with integrated appliances and space for a breakfast table

Two double bedrooms, including a master with ensuite bathroom

A contemporary family shower room

This property is offered with no forward chain, a long lease, and the added benefit of a share of freehold.

COMMUNAL ENTRANCE

With stairs and lifts to all floors as well as a secure entry phone system.

ENTRANCE HALL

14' 8" x 5' 10" (4.47m x 1.78m)

CUPBOARD

6' 0" x 2' 10" (1.83m x 0.86m)



LIVING ROOM

19' 5" x 12' 0" (5.92m x 3.66m)

BALCONY

10' 2" x 3' 7" (3.1m x 1.09m)

KITCHEN

15' 1" x 7' 8" (4.6m x 2.34m)

BEDROOM ONE

14' 9" x 11' 3" (4.5m x 3.43m)

Plus built in wardrobes

ENSUITE

11' 5" x 6' 5" (3.48m x 1.96m)

BEDROOM TWO

15' 0" x 7' 9" (4.57m x 2.36m)

SHOWER ROOM

9' 6" x 5' 2" (2.9m x 1.57m)

OUTSIDE

UNDERGROUND PARKING

TENURE AND CHARGES

Tenure: Leasehold - 974 years remaining, with a Share of Freehold

Service Charges: £2488.92 per annum (£1244.46 every six months)

Ground Rent: Peppercorn

Council Tax Band: E

EPC Rating: C

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land

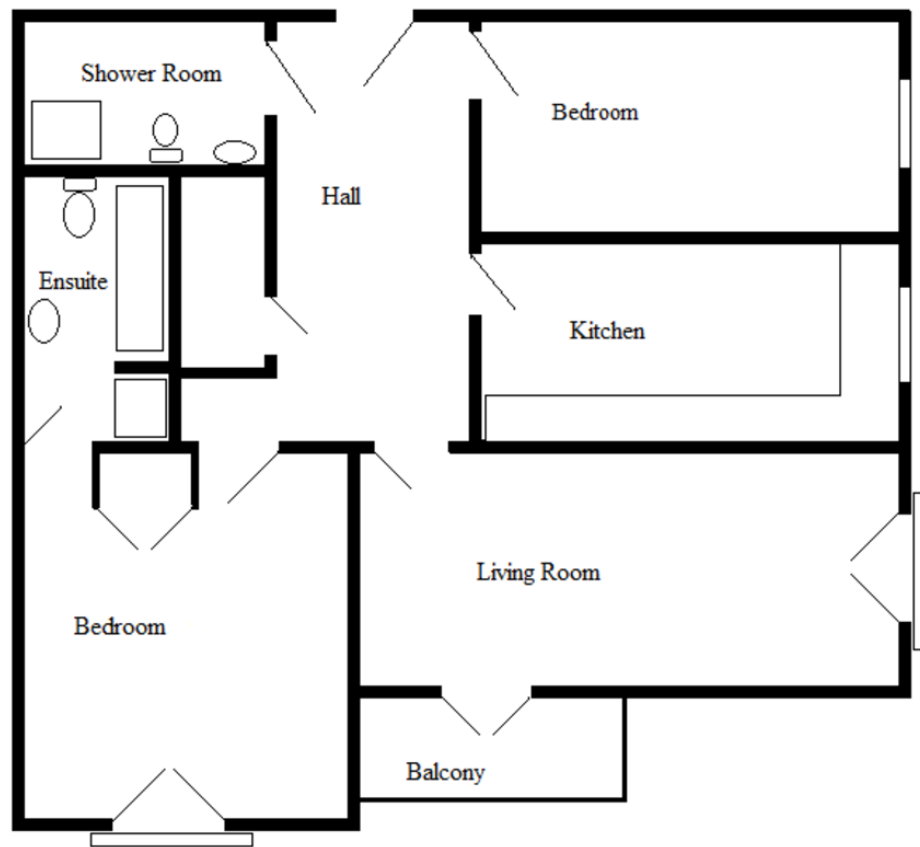


Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





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