



**Norwich Avenue West Bournemouth BH2 6AW**

**£185,000 Leasehold**







Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road  
Bournemouth, BH9 2AD



**Norwich Avenue West Bournemouth BH2 6AW**

**£185,000 Leasehold**

Adams Property Agents are delighted to offer for sale this superbly presented one bedroom second floor apartment ideally located within easy reach of Bournemouth Town Centre, main transport links and the popular Westbourne Village.

The flat features a modern open plan kitchen/living accommodation with integrated oven, hob and grill and has a range of wall and base mounted units with work surface over and plumbing for white goods.

The bedroom is light and spacious double with fitted wardrobes. A modern family bathroom completes the accommodation with panelled bath unit with shower attachment over, low level wc and wash hand basin.

The property further benefits from double glazing and electric heating throughout

The flat is extremely bright as both living room and bedroom enjoy large Westerly aspect bay windows, with views over Bournemouth Upper Gardens and the surrounding neighbourhood.

Must be seen!

Leasehold: 125 years from 25th March 2002


Service Charge: £515 per annum


Ground Rent: £100 per annum

AGENTS NOTE: Under the Property Misdescriptions Act 1991. these details are a guide and act as information only. All details are given in good faith and are





Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>67</b>	<b>80</b>
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC 		

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
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