



Estate Agents

**RICHARD  
GODSELL**  
Est.1928

Auctioneers

# **Exton Gardens, Knyveton Road, Bournemouth, BH1 3BP**

**Guide Price £267,500 – Leasehold**

**Two Bedroom Lower Ground Floor Flat | Open Plan Kitchen Diner | Modern Bathroom Suite | En-Suite To Master Bedroom  
No Onward Chain | Direct Access To Communal Gardens | Swimming Pool & Gym | Excellent Condition Throughout  
Allocated Parking | Gated Development | Within Easy Reach Of Award Winning Beaches | Viewing Highly Recommended**

This beautifully presented and generously proportioned two-bedroom, two-bathroom apartment is located on the lower ground floor of the exclusive Exton Gardens development. Ideally positioned, the property offers easy access to the town centres of Bournemouth and Boscombe, both providing a wide range of shops, cafés, restaurants, and amenities. Award-winning sandy beaches are close by, while the vibrant Southbourne Grove is just a short drive away.

The apartment is accessed via a secure entry system leading into a well-maintained communal hallway with both lift and stair access to the lower ground floor. Inside, a spacious entrance hallway provides access to all rooms. The modern family bathroom features a three-piece suite comprising a bath with overhead shower, wash basin, WC, and heated towel rail. The principal bedroom is a generous double and benefits from a well-appointed en-suite shower room. The second bedroom is also a good-sized double, light and airy, with pleasant views overlooking the communal gardens. A standout feature of the property is the impressive 31 ft open-plan kitchen/living area, finished to a modern standard and fitted with a range of integrated appliances including a dishwasher, fridge-freezer, oven, and hob. The living space is ideal for both relaxing and entertaining, with French doors opening directly onto the beautifully maintained communal gardens, perfect for enjoying the warmer months. A large built-in storage cupboard within the kitchen area provides excellent additional storage. Exton Gardens is a gated development with electronically operated gates and immaculately kept communal grounds.

**Residents benefit from a range of exclusive on-site facilities, including a BBQ area, swimming pool, gym, and sauna, all accessed securely.**

The property further benefits from one allocated parking space.

Viewing is highly recommended to fully appreciate the quality, space, and lifestyle this apartment offers.

Tenure: Leasehold

Service Charge & Ground Rent: to be confirmed

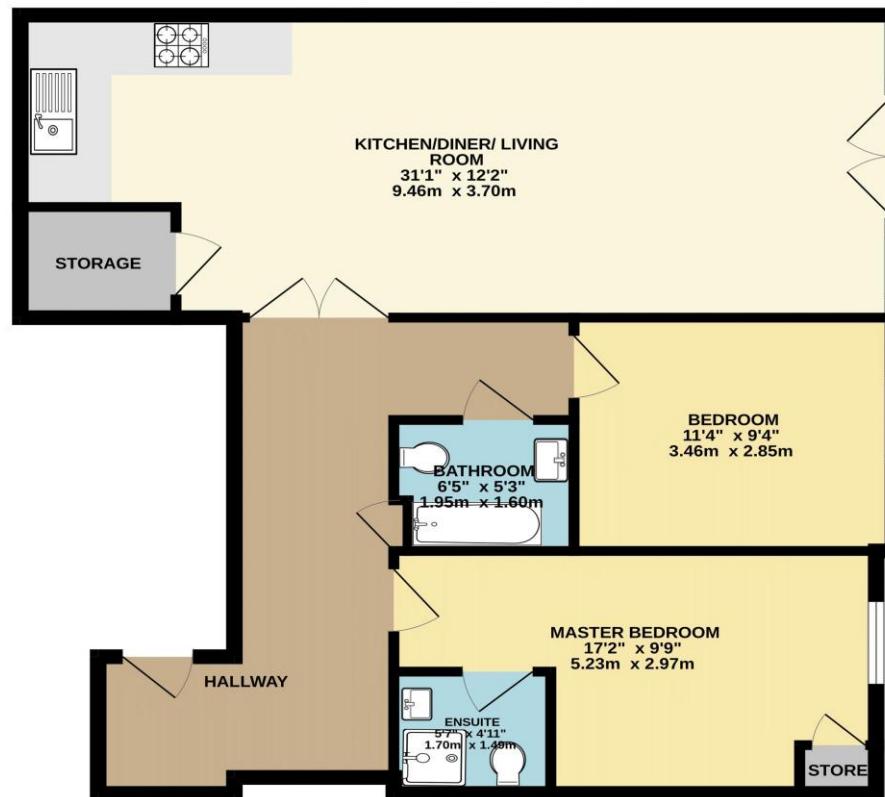
Council Tax Banding: D

EPC Rating: 83 | B





GROUND FLOOR  
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 sq.m.) approx.

Whilst 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. The floorplan is for guidance 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.  
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