





welcome to

Knyveton House Knyveton Road, Bournemouth

This FIRST FLOOR well presented TWO BEDROOM apartment is located in the ever popular area of BOURMEMOUTH, convenient proximity of Bournemouth town centre and BOURNEMOUTH BEACH. The property also benefits from SHARE OF FREEHOLD.

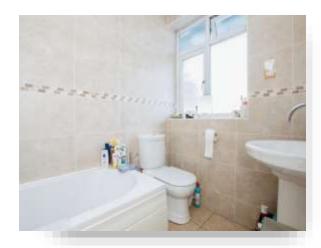














Total floor area 57.1 m2 (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Lounge

15' 9" x 11' 5" max (4.80m x 3.48m max)

Kitchen

10' 5" x 5' 10" (3.17m x 1.78m)

Bedroom One

13' 9" x 9' 5" (4.19m x 2.87m)

Bedroom Two

12' 5" x 6' 11" (3.78m x 2.11m)

Bathroom

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- Share Of Freehold
- Two Double Bedrooms
- First Floor Apartment
- No Forward Chain
- 998 Year Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110114



Property Ref: WTN110114 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset, BH9 2AO



fox-and-sons.co.uk