

FOR SALE



Knyveton Road, Bournemouth
Asking Price Of £200,000


MARTIN & CO



Knyveton Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £200,000

- EXCELLENT INVESTMENT
- EXCLUSIVE MODERN DEVELOPMENT
- SWIMMING POOL, GYM, SAUNA
- HIGH SPECIFICATION
- TENANT IN SITU

A unique development boasting the only on site spa in Bournemouth. Perfectly positioned next to award winning parks and Blue Flag beaches, Exton Gardens offers stunning Victorian architecture and lifestyle.

The site of Exton Gardens dates back to 1890 when Mr Exton opened his 10 bedrooomed gentleman's residence, Linden Vale as a boarding establishment. The ownership passed to his son, Leo Exton and in 1918 was re-named the Linden Hall Hydropathic Hotel which was renowned across the country as a grandiose seaside retreat. Sadly, nothing of the original villa has survived, but like a phoenix from the ashes Exton Gardens has recreated the elegant Victorian architecture and a sense of well being is created by the spa and leisure facilities within the development. Come and explore the many unique qualities this scheme has to offer.

ENTRANCE HALL 8' 8" x 5' 6" (2.65m x 1.70m)

Light wood effect laminate flooring, white painted walls, wall mounted radiator, 'Salus' thermostat control, 'Comelit' entry phone system, inset spot light,



OPEN PLAN LOUNGE 20' 0" x 15' 3" (6.10m x 4.65m)

Four White UPVC sash windows with double glazed glass and white wooden Venetian blinds, continuation of entrance hall flooring of light wood effect laminate, 12 inset spot lights.

KITCHEN / DINING AREA

A selection of navy wall and base units with removable shelves, drawers and integrated appliance doors (dishwasher, fridge/freezer), white QUARTZ worktop, 4 under unit lights, light brown ceramic tiles backsplash. Cupboard housing electricity fuse box and meter. A second cupboard housing the boiler, washing machine and water stop cock.

BEDROOM 10' 9" x 9' 10" (3.30m x 3.00m)

White UPVC sash window with double glazed glass with white wooden Venetian blinds, light brown fitted carpet flooring, white painted walls, 6 inset spot lights, wall mounted radiator.

BATHROOM 8' 8" x 5' 6" (2.65m x 1.70m)

Grey ceramic tiles flooring, grey marble effect tiled walls to the ceiling, 3 inset spot lights, extractor fan, shavers socket, white bar heated towel rail, wall mounted chrome towel hook mirror, White enamel bath with "rain" shower head and glass shower screen, white ceramic toilet and ceramic wash basin.

PARKING

The property comes with one allocated parking space.

COMMUNAL FACILITIES

Gym, swimming pool, sauna, lift, bike shed, gated parking, communal gardens with water fountain and BBQ area.



Tenure: Leasehold

Lease: 125 years from and including 1 July 2017 to and including 30 June 2142

Length of lease: 120 years remaining

Annual ground rent amount: £1,650

Annual service charge amount: £300

Council tax band: C

Tenants in Situ: July 2022-2023

Rent: £1,000 pcm

DISTANCES:

200 mts Knyveton Bowling Club & Tennis Courts

400 mts to Bethany Junior School

500 mts St Clements Infant School

600 mts Town Centre Landsdowne & Supermarkets

700 mts to Sandy Beaches and Boscombe Pier

1.7 km to Kings Park

3.1 km to Castlepoint Shopping Centre

6.0 km to Bournemouth International Airport

6.4 km to Hengistbury Nature Reserve

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 will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

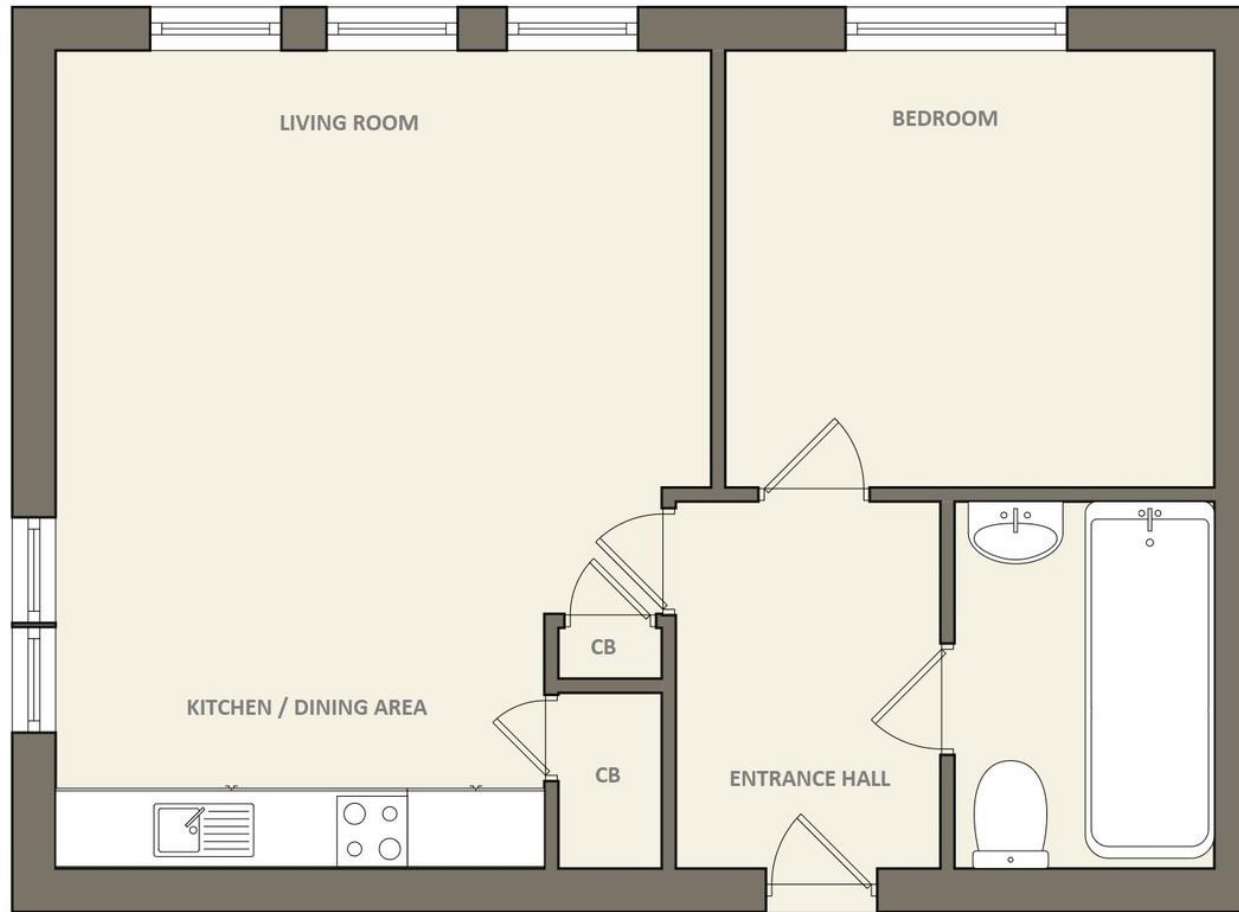
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

