

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural

When every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of doors, windows, rooms and other parts are approximate and no responsibility is taken for any error or misstatement. The plan is for guidance purposes 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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GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

FLOOR PLAN



MAIN FEATURES

- Modern One Bedroom Top Floor Flat
- Large Loft Area For Storage
- Allocated Parking & Visitors Spaces
- Gas Fired Central Heating
- Double Glazed
- Well Presented Throughout
- Popular & Convenient Location
- Long Lease
- Bike Store
- Well Managed Block

Property Description

A superb modern one bedroom purpose built second (top) floor flat, situated in a popular block and built only 15 years ago. Situated in a cul-de-sac location within easy access to both Bournemouth and Poole town centres. The property is well presented throughout with all rooms being accessed via the hallway. Many features make the property an ideal home or rental investment.

Area

A small and quiet location situated in the popular area of Knighton Heath. Conveniently situated between Bournemouth and Poole within easy access to the town centres with their range of shopping and recreational facilities. Close to Knighton Heath Golf Course and adjoining heathlands, ideal for walking and mountain biking.



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Tenure

- Leasehold: 110 years remaining.
- Ground Rent: Peppercorn.
- Service Charge: £670 per half year.
- Potential Rental Income: £750pcm.

EPC: TBC

Council Tax: Band B

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



Asking Price £159,950

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

