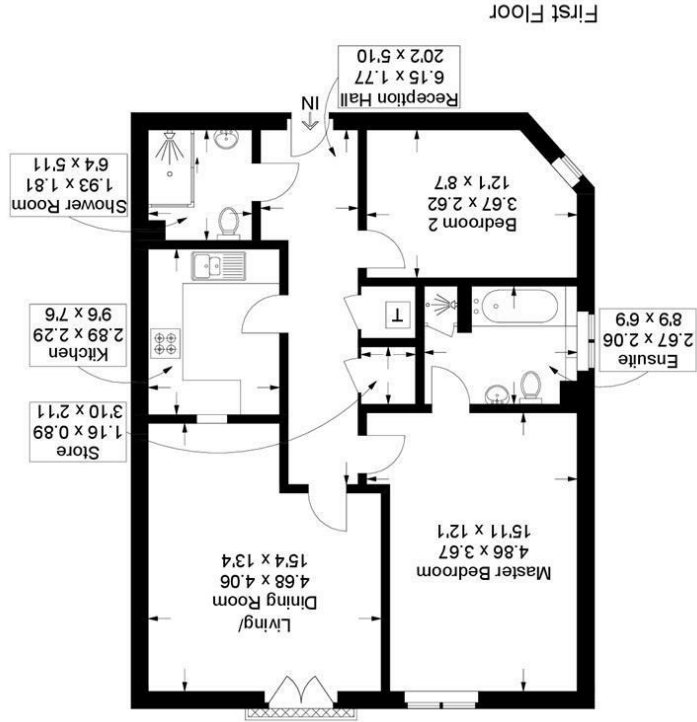


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Kensington Court, Knyveton Road, Bournemouth
Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

FLOOR PLAN



Kensington Court, 43 Knyveton Road
Bournemouth, BH1 3QT, £260,000

MAIN FEATURES

- Share Of Freehold with Long Lease
- No Forward Chain
- Superbly Presented Throughout.
- Double Glazed
- Gas Central Heating
- Two Double Bedrooms
- Two Well fitted Bathrooms
- Video Entry Systems
- Popular Gated Development
- Mature, secluded grounds

Area

The East Cliff is an extremely popular part of Bournemouth which is located to the south east neighbouring both Bournemouth Town Centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There are mainline train stations at Pokesdown and Bournemouth which provide direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Summary

A superb two double bedroom, two bathroom purpose built first floor apartment, situated in a popular and convenient location, just yards from Boscombe Gardens with direct access to the pier and seafront. Easy access to Boscombe and Bournemouth town centres which are only a short distance away. Located in a sought after gated development in mature and secluded grounds the apartment would suit first time buyers, couples downsizing or be perfect as a second home. Offered with no forward chain the property needs to be viewed to be appreciated.



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Description

Set within beautifully presented gardens the apartment block is accessed via secure gates allowing pedestrian access to the front and double opening gates allowing vehicular access to the rear, leading to allocated parking space and underground storage. Further visitors parking is at the rear of the grounds. Access via video entry to well maintained communal hallway with stairs and lift to all floors. Flat 17 is located on the first floor. Door to a welcoming hallway with good size built in storage cupboards, Lounge with Juliette balcony with views over communal gardens enjoying afternoon and evening sun, good size living space and recessed area for dining table. Kitchen, separate off the hallway which has been superbly fitted with work surfaces and storage cupboards, range of fitted appliances, part tiled. Bedroom One, very spacious with view over rear, door to En-suite, white suite, with bath, low level w.c, wash hand basin and fitted separate shower cubicle with glazed screen. Bedroom two, again a good size double with window to side. Family Bathroom, shower cubicle, low level w.c, and wash basin with vanity unit. The property is presented in immaculate order throughout and is ready to move into. Offered with no forward chain.

Tenure

- Share Of Freehold
- With a 999 year lease.
- Ground Rent Nil
- Service Charge - £2,376 p.a.
- Bartley Management Ltd
- Council Tax D
- No Pets or Holiday Lets.



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.

£260,000

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	

