

BELVOIR!

Belvoir Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Knyveton Road, Bournemouth, BH1 3QS



Offers In Excess Of £70,000

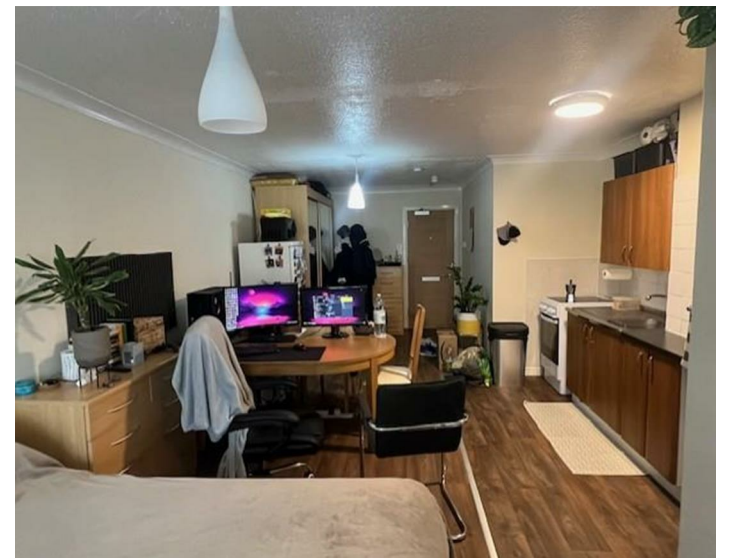
Leasehold - Share of Freehold

Call: 01202 430 108

belvoir.co.uk

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Investment or First Home Opportunity

Tenure: Share of Freehold
EPC Rating: C
Council Tax Band: A

Belvoir are delighted to present this beautifully presented first-floor studio apartment in the sought-after Hilton Grange development on Knyveton Road. Freshly decorated and newly carpeted, this bright and inviting home offers comfort, character, and convenience in equal measure.

Property Highlights

Spacious studio/living area with ample natural light

Potential to convert to one bed flat

Separate bathroom

Share of Freehold — secure long-term investment

31 SQ METERS

Service charge includes heating, hot water, water rates, building insurance and sinking fund

Communal gardens

Allocated residents' parking (permit system)

Entry phone system for added security

Prime Bournemouth Location

Perfectly positioned between Bournemouth's famous East Cliff and the vibrant town center, this property offers the very best of coastal living.

Just 0.5 miles from golden sandy beaches and East Cliff promenade — ideal for morning walks or summer relaxation

1 mile to Bournemouth Town Centre with its buzzing restaurants, cafés, shops, and nightlife

Excellent transport links to Bournemouth Train Station and major routes

Close to local parks, tennis courts, and fitness facilities for an active lifestyle

Investment or First Home Opportunity

With a current rental income of around £725pcm, we project a rental value of £800pcm (13.71% Yield) which makes this property makes a superb buy-to-let investment or an affordable first-time home in one of Bournemouth's most desirable residential areas.

Service Charges: £2,500 per annum (including heating, water, insurance and sinking fund)

Ground Rent: Nil

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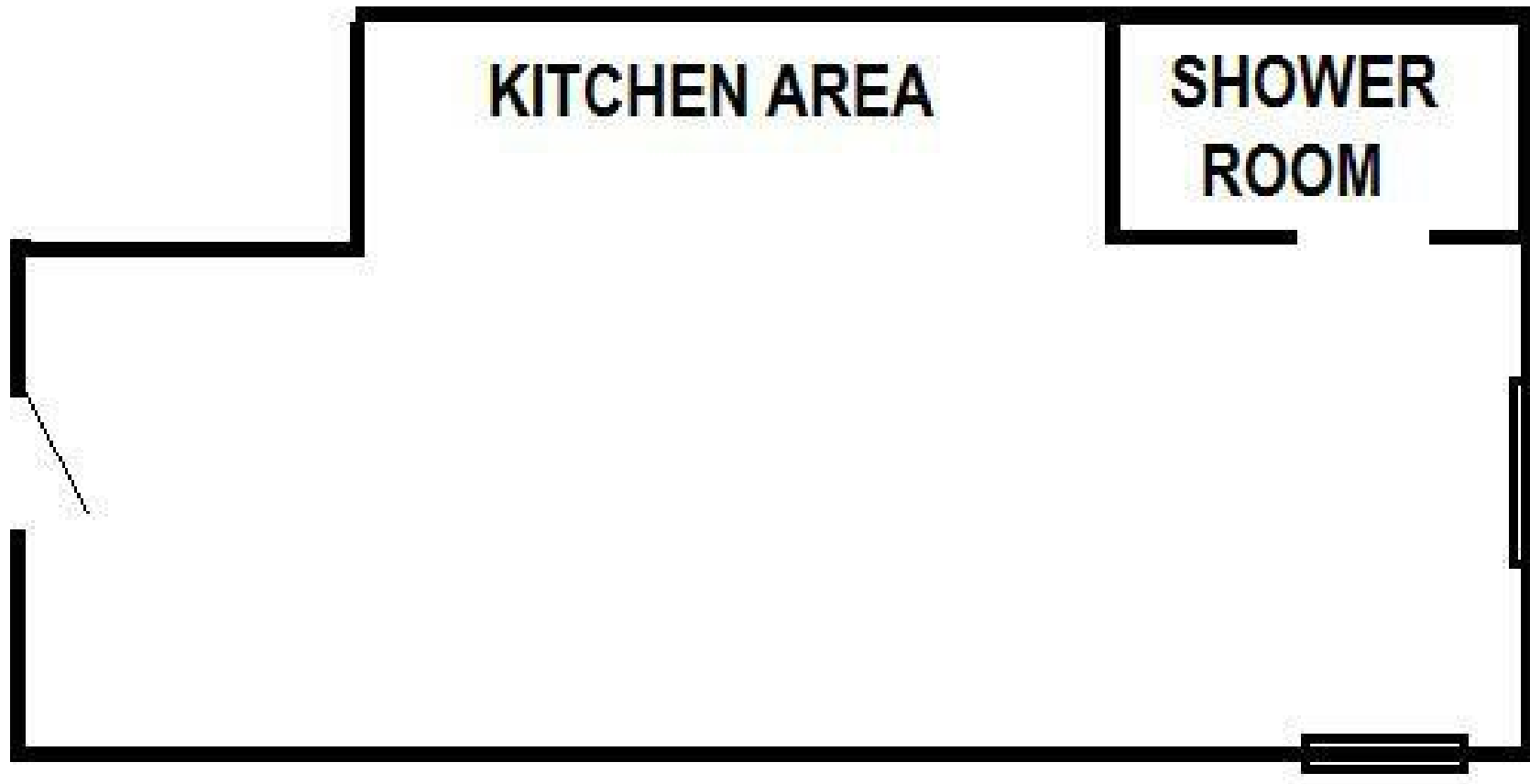
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

APPROX 31 SQ MTRS

NOT TO SCALE - FOR GUIDANCE PURPOSES ONLY