

**Flat 18 Pinelands, 18 Knyveton Road,
Bournemouth, BH1 3QN**



Property overview

Guide Price £135,000

A spacious one double bedroom purpose-built first floor apartment, conveniently positioned within easy reach of Bournemouth Town Centre, Bournemouth Travel Interchange (rail, coach and bus links) and excellent commuter routes via the Wessex Way. Bournemouth's award-winning sandy beaches and seafront are also within approximately 0.5 miles.

The accommodation comprises an entrance hallway, generous lounge/dining room, separate fitted kitchen, spacious double bedroom and a modern shower room.

Further benefits include double glazing, communal block heating, residents' parking, communal gardens, vacant possession and no forward chain, making this an ideal first-time purchase, lock-up-and-leave or buy-to-let investment.



Accommodation

Entrance Via:

Vehicular access from Knyveton Road leading to residents' car park at the rear, communal path and front door to communal hallway, stairs and lift to first floor, communal hallway, front door to:

Hallway: 15' 4" x 2' 9" (4.67m x 0.84m)

High-level consumer unit, door entry system, doors to accommodation and folding door to:

Kitchen: 10' 11" x 8' 8" max (3.32m x 2.64m)

Window to side aspect, range of eye and base level units, space for appliances (washing machine, full-sized fridge/freezer, dryer), integrated oven/grill with induction hob over, 1 1/2 bowl stainless steel sink/drain, tiled floor.

Lounge/Diner: 16' 11" x 13' 7" (5.15m x 4.14m)

Two windows to rear aspect, radiator.

Bedroom: 17' 2" max x 10' 8" max (5.23m x 3.25m)

Two windows to side aspect, radiator, carpet.

Bathroom: 5' 6" max x 4' 4" max (1.68m x 1.32m)

Obscured window to rear aspect, fully tiled walls and floor, pedestal wash hand basin, shower enclosure with mixer shower and handheld attachment over, WC.

Externally:

There is an established communal front garden laid to lawn with mature trees and shrubs. A drive leads to the rear of the plot where there are the communal bins and residents' car park.

Tenure:

102 years remaining (130 years from 1998)

Ground Rent:

£275 per year.

Service Charge:

Includes water and sewerage, hot water and heating via communal boiler - £280 per month.

Photography



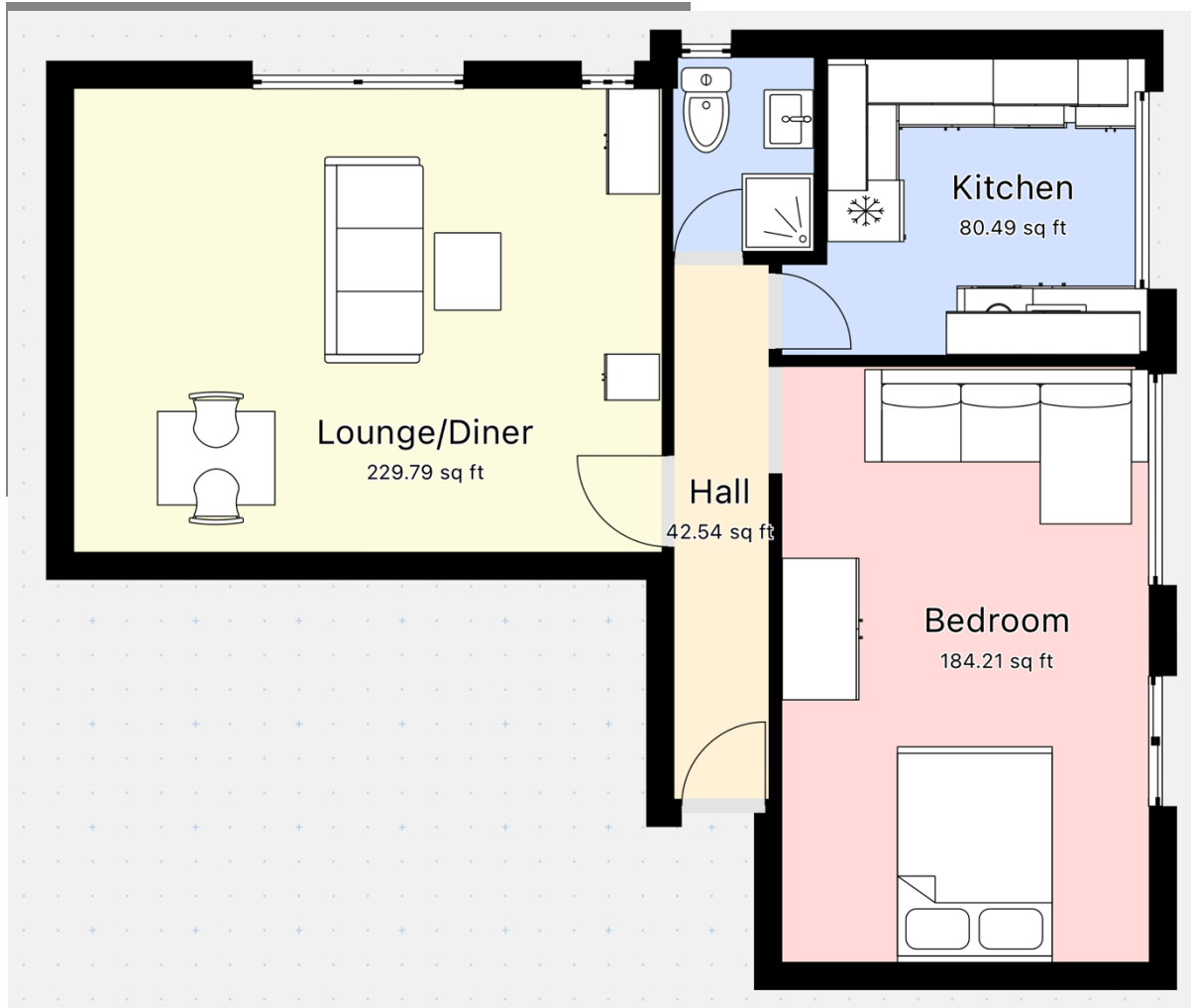






Floor Plan

EPC



Energy performance certificate (EPC)			
Flat 18 Pinelands 18, Knyveton Road BOURNEMOUTH BH1 3QN	Energy rating	Valid until:	19 November 2029
	D	Certificate number:	8290-8808-2029-3326-7913

Property type	Ground-floor flat
Total floor area	56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

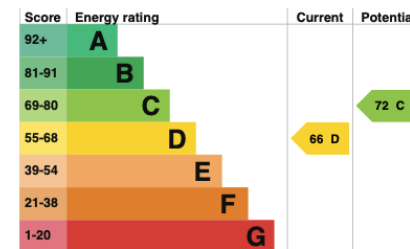
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

