



Estate Agents



Auctioneers

Exton Gardens, Knyveton Road, Boscombe, Bournemouth, BH1 3BP

Guide Price £265,000 – Leasehold

**Two Double Bedrooms | Two Bathrooms | Swimming Pool | Gym | Gated Development | Excellent Condition Throughout
Allocated Parking | Balcony | Ideal First Time Purchase | Sought After Location**

This beautifully presented two-bedroom, two-bathroom flat is situated on the fourth floor of the exclusive Exton Gardens development. It provides easy access to the town centres of Bournemouth and Boscombe, where you can find a variety of shops, cafes, restaurants, and numerous other amenities. The award-winning beaches are also nearby, and the popular Southbourne Grove is just a short drive away. The flat is accessed through a secure entry door leading into a communal hallway, which features both a lift and a staircase to the fourth floor.

Upon entering the flat, you are welcomed by a spacious hallway that has doors leading to all rooms. The modern bathroom includes a three-piece suite with a bathtub, an overhead shower unit, a heated towel rail, a basin, and a W.C. The main bedroom is a generously sized double and benefits from an en-suite shower room in excellent condition. The second bedroom is also a good-sized double, bright and airy, featuring a Velux window and eaves storage. The open-plan kitchen/lounge is modern and equipped with built-in white goods, including a dishwasher, fridge-freezer, oven, and hob. The lounge area serves as an ideal entertaining space and has French doors that open onto a private balcony, providing outdoor space to enjoy during the summer months. Additionally, there is a built-in storage cupboard in the hallway, perfect for storing shoes, coats, and household items.

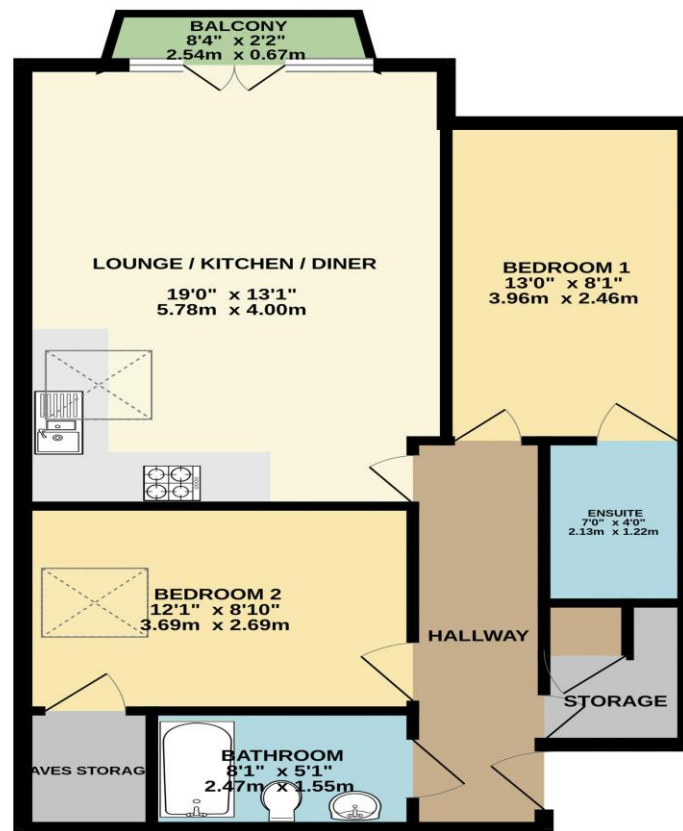
The development is secured by electronically operated gates and boasts beautifully maintained communal grounds. Residents can enjoy amenities such as a BBQ area, a securely accessed swimming pool, gym, and a sauna. The property also comes with one allocated parking space. Viewing is highly recommended.

Tenure: Leasehold - 117 years remaining
Service Charge: £2,285.00 per annum
Ground Rent: £300.00 per annum
Council Tax Banding: D
EPC Rating: 85 | B





FOURTH FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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