

Connells

Penrhyn Knyveton Road
Bournemouth

Penrhyn Knyveton Road
Bournemouth BH1 3QJ

for sale
£210,000







Property Description

Connells are pleased to present this third floor apartment which briefly comprises; one double bedroom, sitting/dining room, separate kitchen & bathroom. It benefits from share of the freehold, with water being included within the maintenance charges, as well as allocated parking. Penrhyn is a purpose built apartment block, situated in an extremely convenient location - equidistant to both Boscombe and Bournemouth Town centres being less than a mile away.

Boscombe Beach is within a half mile walk through Boscombe Chine Gardens. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

Communal Entrance Hall

Via secure doorway with entry phone system with stairs and lifts to all floors. Front door opens into the;

Entrance Hall

Radiator. Doors to all rooms

Sitting Room

Glazed sliding doors opening onto a private balcony. The room offers space for both living and dining areas.

Kitchen

Fitted with a range of wall and base units, ample worktop space and contrasting tiled splashbacks. The room enjoys excellent natural light from a large window overlooking the surrounding greenery and features an integrated oven and gas hob. There is space for a breakfast table, creating a sociable space.

Bedroom

A generously sized double bedroom enjoying a bright and airy aspect. The room offers ample space for a double bed and additional furniture. Leads onto balcony.

Utility Room

Space and plumbing for washer/dryer. Fitted storage units.

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Full height tiling and a contemporary illuminated mirror.

Outside

There is one allocated secure underground parking space, access to visitor parking and a communal bike store.

Beautifully maintained communal gardens comprising expansive lawned areas, mature trees, ornamental shrubs and established boundary planting. The grounds enjoy a secluded and peaceful setting with gravel pathways and seating areas, creating an attractive outdoor environment for residents to enjoy throughout the year.

Agents Notes;

Lease: 999 years from 25 March 1989

Service Charge: £1913.66 per annum.

Ground Rent: £0 (share of freehold)

Council Tax: Band B - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







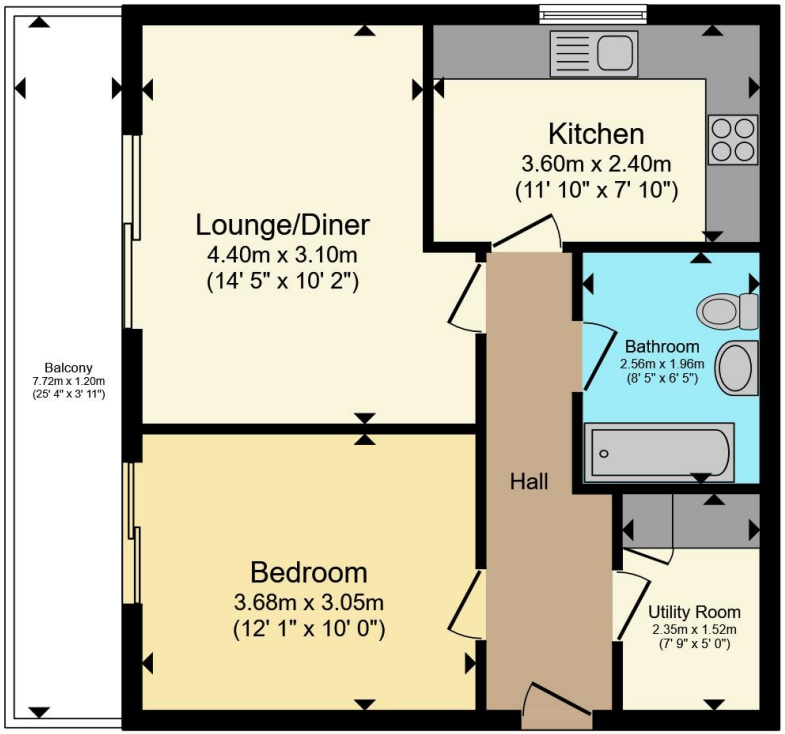





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Total floor area 51.3 m² (553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax Band: B

Service Charge: 1913.66

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.