

**Flat 23 Exton Gardens, 70 Knyveton Road,
Bournemouth, BH1 3BP**



Property overview

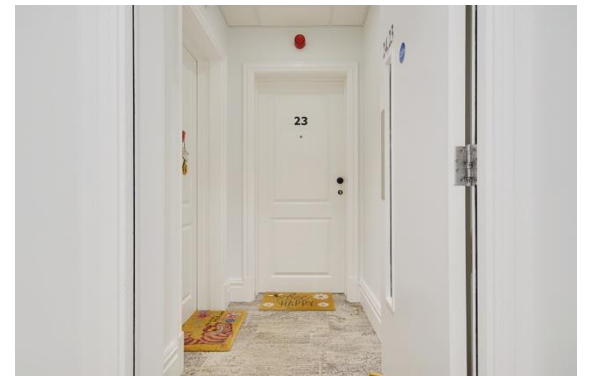
Guide Price £200,000

An attractive modern build 4th floor flat situated in an attractive development situated on Knyveton Road convenient for Bournemouth and Boscombe beaches and town centres, garden walks with communal leisure facilities and travel links.

The accommodation offers hallway, open plan kitchen/lounge/diner, shower room and bathroom.

Featuring luxury leisure facilities including a luxury pool, sauna and gym, secure bike storage and landscaped gardens. Also benefitting from double glazing, gas fired central heating and allocated secure parking.

No forward chain.



Accommodation

Entrance Via:

Communal front door with security entry phone to entrance lobby (with letter boxes, door to communal hallway, stairs and lift to 4th floor, door to inner lobby, door to:

Hallway:

Security entry phone system, central heating thermostat, utility cupboard (housing washing machine, also providing storage), additional cupboard (housing consumer unit), radiator, doors to accommodation.

**Open Plan Kitchen/Lounge/Diner Overall:
16' 5" x 13' 9" (5.00m x 4.19m)****Kitchen Area:**

Smoke alarm, range of eye and base level units, quartz style work surfaces, part tiled walls, LED under unit lighting, electric oven with induction hob and hood over, integrated dishwasher, integrated fridge/freezer, inset sink with mixer tap and cut drainer.

Lounge/Diner/Area:

Part sloped ceiling, window to rear aspect, radiator, TV point.

Shower Room: 7' 8" x 4' 2" (2.34m x 1.27m)

Fully clad tiled effect walls, tiled floor, shower enclosure with overhead and hand-held shower over, floating sink (with storage below and mirror / shaving point above), low level W.C., extractor fan, ladder style towel radiator, feature floor level LED lighting.

Bedroom: 12' 4" x 11' 9" (3.76m x 3.58m)

Part sloped ceiling, window to rear aspect, Velux window, radiator.

Communal Leisure/Fitness Facilities:

The development features extensive communal facilities including a fully equipped gym with changing room/W.C., luxury swimming pool and sauna with shower area (housed in adjacent block). There is also a communal secure bike store and refuse area.

Externally:

There is a vehicular motorised gate from Knyveton Road leading to secure residents' car park where the allocated parking space for this flat is situated (not all flats have the benefit of a parking space). Secure pedestrian gate from Knole Road. There is unrestricted parking on both Knyveton and Knole Road.

Communal Garden:

There are attractive communal gardens landscaped with lawn areas, ornamental trees and fountain, with a residents' barbecue area adjacent.

Lease Length:

Remainder of 125 year lease (since 2017).

Ground Rent:

£300 per year.

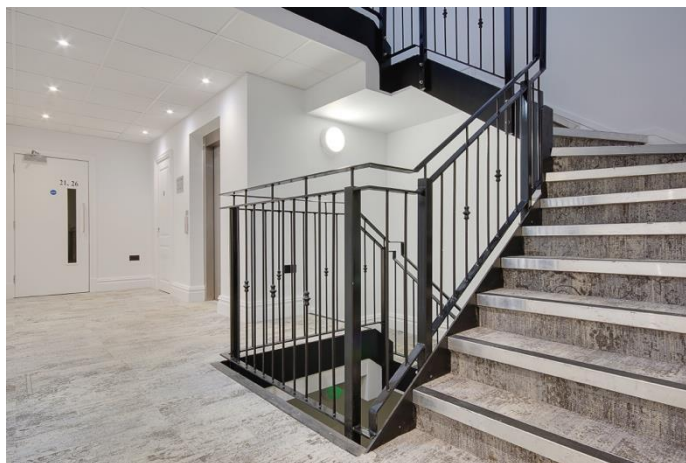
Service Charge:

Approximately £2,500 per year.

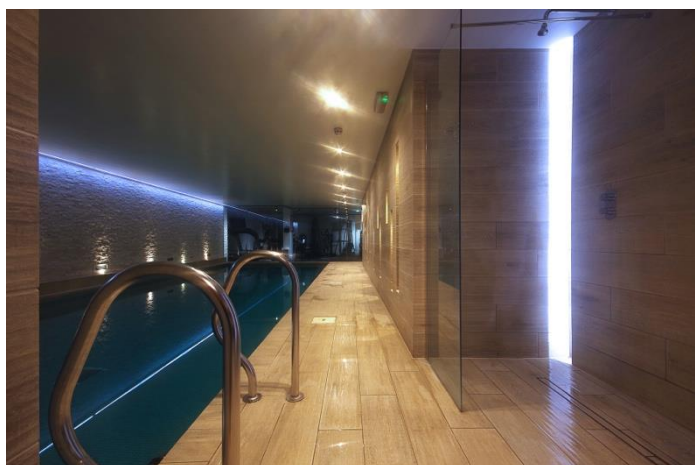
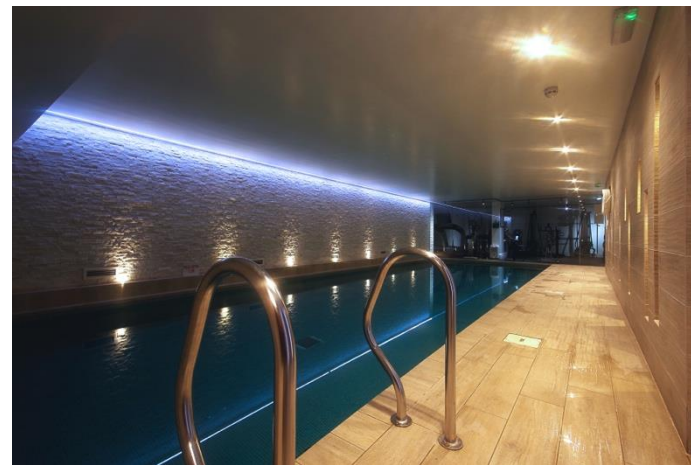
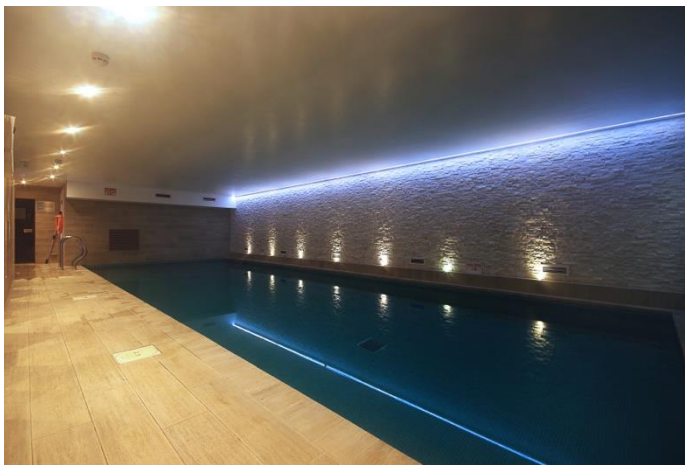
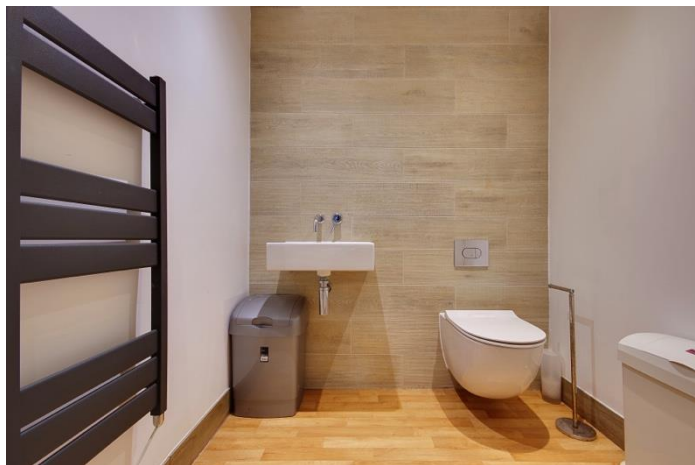
Photography













Floor Plan

EPC



Energy performance certificate (EPC)		
23 Exton Gardens 70, Knyveton Road BOURNEMOUTH BH1 3BP	Energy rating B	Valid until: 16 August 2027 Certificate number: 0356-3833-7686-9393-6875

Property type	Mid-floor flat
Total floor area	44 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

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

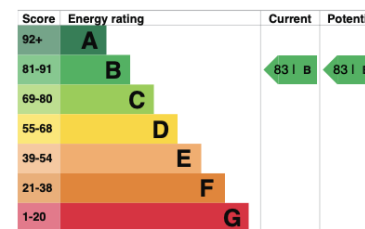
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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



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