

**Flat 72 Exton Gardens, Knyveton Road,
Bournemouth, BH1 3BP**



Property overview

Guide Price £204,000

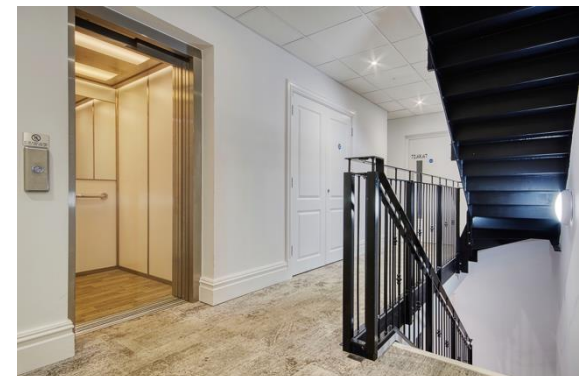
A well presented two double bedroom, two bathroom upper floor apartment situated within the sought-after Exton Gardens development on Knyveton Road, ideally positioned for easy access to both Bournemouth and Boscombe town centres, award-winning sandy beaches, picturesque chine walks and excellent transport connections.

This attractive modern apartment offers well-planned and spacious accommodation throughout, comprising a welcoming entrance hallway with useful utility/storage cupboard, an open plan kitchen/living/dining space, a main bedroom benefitting from an en-suite shower room, a further double bedroom and a main bathroom.

A particular feature of the development are the exclusive residents' leisure/wellness facilities, including an indoor swimming pool, sauna and gymnasium, together with landscaped communal gardens and secure bicycle storage.

The location is especially convenient, lying within easy reach of Bournemouth's vibrant town centre offering an extensive range of shopping, restaurants, bars and leisure amenities, whilst nearby Boscombe provides an eclectic mix of independent cafés, shops and access to the popular seafront, pier and promenade. Bournemouth railway station is also close at hand, offering direct services to London Waterloo, whilst excellent road links via the A338 provide convenient access further afield.

Further benefits include double glazing, gas fired central heating, secure allocated parking space, vacant possession and no forward chain.



Accommodation

Entrance Via

Vehicular access from Knyveton Road, secure pedestrian gate access from Knole Road, residents' car park, step and communal front door to communal hallway, stairs and lift to 4th floor, front door to:

Hallway L-Shaped 9' 5" max x 9' 5" max (2.87m x 2.87m)

Spotlights, smoke alarms, heating thermostat panel, radiator, doors to accommodation and doors to two storage cupboards:

Utility / Cloak Cupboard 6' 0" max x 2' 7" max (1.83m x 0.79m)

Light point, stopcock, space and plumbing for washing machine.

Cupboard Two 2' 7" x 0' 10" max (0.79m x 0.25m)

Consumer unit, electric meter, providing narrow storage.

Bedroom One 12' 7" x 9' 8" (3.83m x 2.94m)

Part sloped ceiling, window to rear aspect, TV aerial point, radiator, door to:

Ensuite Shower Room 6' 2" max x 4' 2" max (1.88m x 1.27m)

Spotlights, extractor fan, fully tiled walls, shower enclosure (with mixer controls, handheld attachment and rainfall shower head over), wash hand basin with shaving point and mirror above, floating WC with concealed cistern, ground level lighting.

Bedroom Two 12' 5" max x 8' 0" max (3.78m x 2.44m)

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

Main Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

Spotlights, extractor fan, fully tiled walls and floor, tile panelled bath (with mixer shower controls, handheld attachment and rainfall shower head over), wash hand basin with storage below and mirror and shaving point over, ladder style towel radiator, floating WC with concealed cistern, ground level lighting.

Lounge/Kitchen/Diner Overall 16' 3" max x 15' 8" max (4.95m x 4.77m)

Skylight, part sloped ceiling, spotlights, extractor fan, smoke alarm, window to rear aspect, intercom door entry panel, radiator, range of eye and base level units, integrated appliances (fridge/freezer, oven/grill with induction hob over, dishwasher), cupboard housing gas fired combination boiler.

Parking

There is an allocated space for this flat (number 48). Unrestricted street parking can be found on Knyveton Road and Knole Road either side of the block.

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 the same block as this flat). There is also a communal secure bike store and refuse area.

Communal Gardens:

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

Lease Length

125-year lease commencing 1st July 2017 with approximately 116 years remaining.

Ground Rent

£300 P.A.

Service Charge

Approximately £2,285 per annum, covering residents' leisure facilities including pool, gym & sauna, communal grounds, building insurance, lift maintenance and general upkeep.

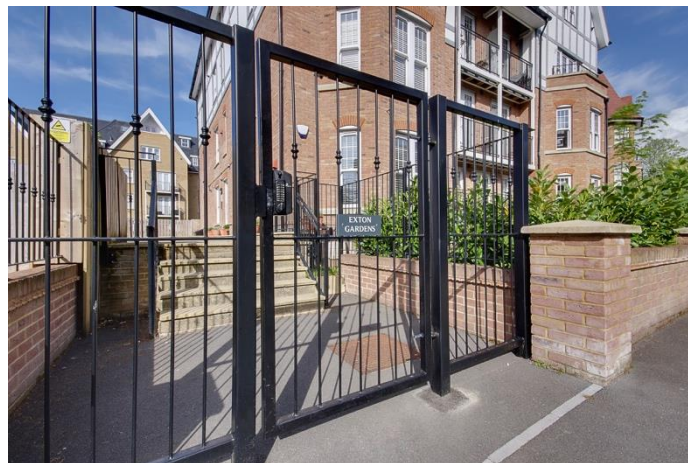
Photography



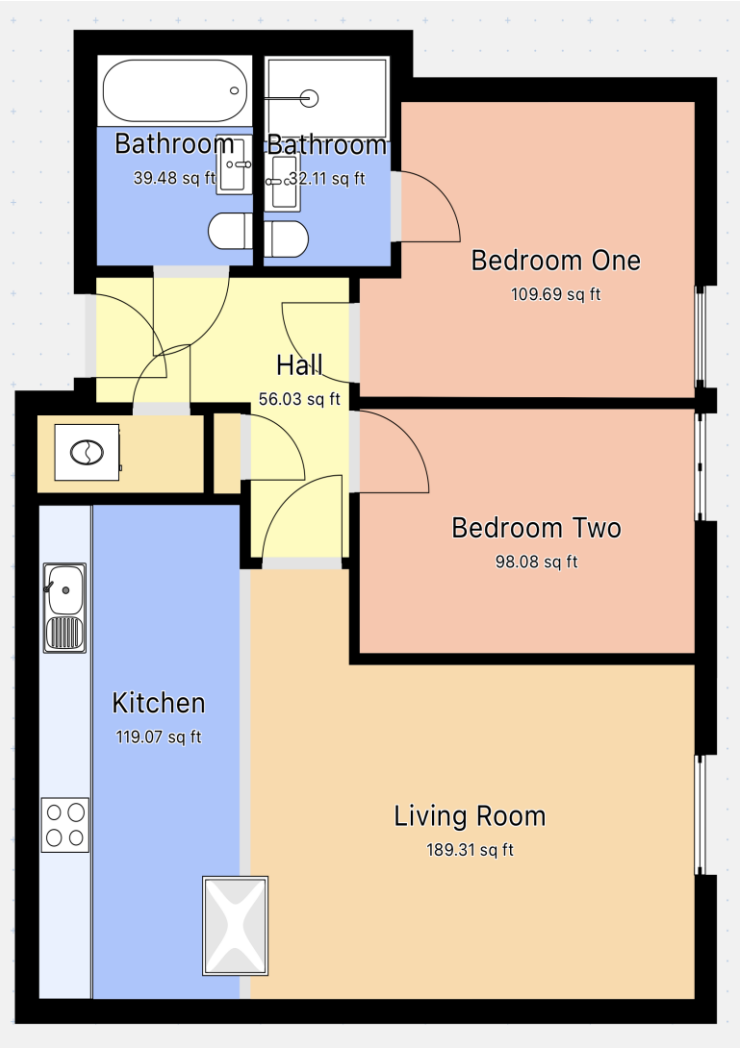








Floor Plan



EPC

Energy performance certificate (EPC)

72 Exton Gardens
70, Knyveton Road
BOURNEMOUTH
BH1 3BP

Energy rating
B

Valid until:
23 October 2027

Certificate number:
8263-7330-5569-0334-8922

Property type

Mid-floor flat

Total floor area

58 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 B. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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