



Connells

Knyveton House Knyveton Road
Bournemouth



Property Description

A well-presented two double bedroom first floor flat, offered with a share of freehold and no onward chain.

The property has been thoughtfully modernised, featuring a stylish and contemporary bathroom, while maintaining a bright and welcoming feel throughout. Both bedrooms are generous doubles, providing comfortable accommodation, and the layout offers a practical and well-balanced living space.

Further benefits include off-road parking and a reasonable annual service charge of £1,780, adding to the overall appeal and convenience of the home.

Perfectly positioned, the property is within easy reach of local amenities and transport links, with Bournemouth train station just an 8-minute walk away and the award-winning sandy beaches approximately a 19-minute walk, offering the best of coastal living.

The Apartment is being sold vacant with no onward chain, allowing for a straightforward and speedy purchase.

Lounge

Front aspect double glazed bay windows, radiator below, two side aspect double glazed windows.

Kitchen

Wall and base kitchen units, wall mounted combination boiler, gas hob, electric oven, space and plumbing for washing machine and fridge freezer, radiator on entrance wall. Rear access door, rear aspect double glazed window.

Bathroom

Tiled Floor to ceiling, bath with shower over, WC, wash hand basin, ladder rail.

Bedroom 1

Rear aspect double glazed window, radiator below

Bedroom 2

Front aspect double glazed window, radiator below

Parking

Off road parking to the front of the property, 10 unallocated bays

Agents Notes

Tenure Information:

Share of Freehold

999 years from the 10th of November 2023
(996 years remaining)

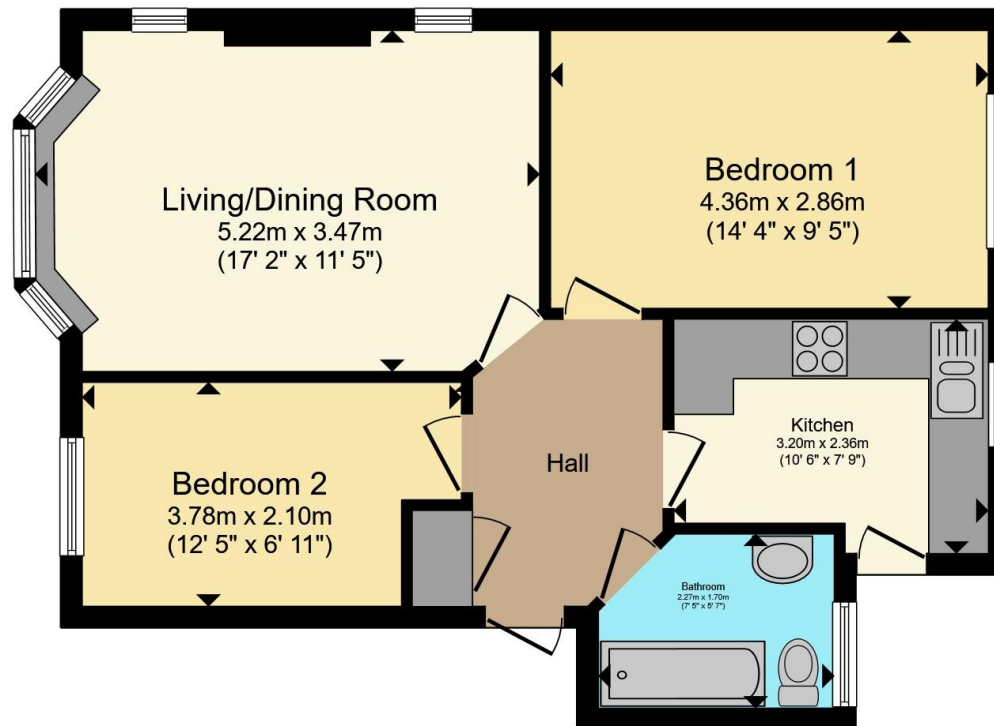
Ground Rent: £0

Service Charge: £1780.50 per annum









Total floor area 55.2 m² (594 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



To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C Council Tax Band: B

Service Charge: 1780.50

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307828

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Nov 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN307828 - 0003