

FOR SALE



Knyveton Road, Bournemouth
Asking Price Of £175,000


MARTIN&CO

- Converted Character Development in 2020
- Short Term Lets Permitted
- Ideal For First Time Buyer
- Modern First Floor Flat
- EPC Rating C
- Council Tax Band A
- Off Road Parking
- Close To Transport Links

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This beautifully presented modern one-bedroom first-floor flat is set within Knyveton Hall, an attractive character building that underwent a high-quality conversion in 2020. The development blends period charm with contemporary finishes, offering a stylish and low-maintenance home in a highly convenient location. The property features a bright and spacious living area, a modern fitted kitchen, and a well-proportioned double bedroom. The contemporary shower room is finished to a high standard, and the flat benefits from excellent natural light throughout. An added highlight of this property is the permission for short-term lets, making it an appealing choice for both owner-occupiers and investors seeking strong rental potential. The flat also benefits from off-road parking, a valuable asset so close to the town and seafront. Located within easy reach of local transport links, Bournemouth Train Station, shops, cafés, and the award-winning beaches, this property offers both convenience and lifestyle in equal measure. Ideal as a first home, holiday base, or investment opportunity, this superb flat is not to be missed.

Tenure: Leasehold | Remaining Lease: 119 Years | Service Charge: £1187.20 p.a. | Ground Rent: £162.50 p.a

Parking: Off Road Parking | **Additional:** Photos have been enhanced using AI.

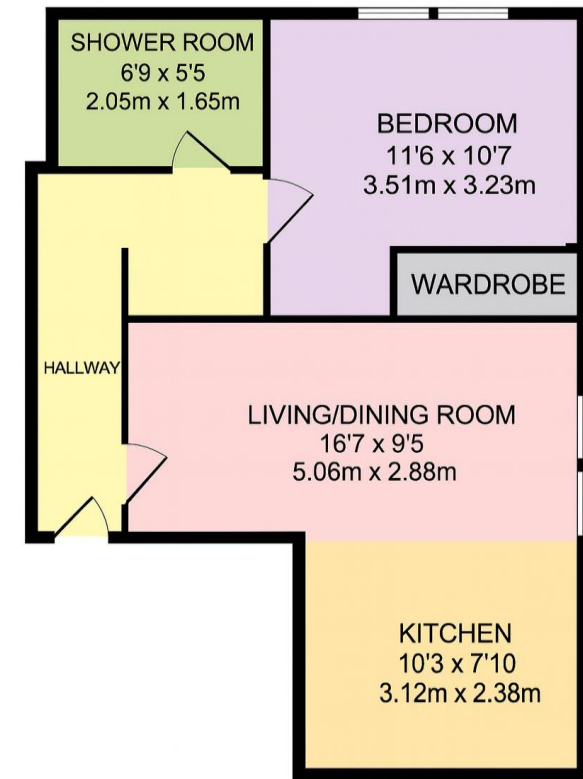
AML: Purchasers will be required to provide ID in accordance with Anti-Money Laundering Regulations.

Particulars: These details are for guidance only and should be independently verified.

Measurements: All measurements are approximate.

Services: Services and appliances have not been tested. Buyers should obtain their own surveys.

Disclaimer: These particulars do not form part of any contract. Martin & Co Bournemouth Ltd accepts no liability for errors or omissions and gives no warranty in relation to the property.



TOTAL APPROX, FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.