

**Flat 18 The Pines, 16 Knyveton Road,
Bournemouth, BH1 3QL**



Property overview

Guide Price £210,000

A well presented two double bedroom second floor balcony flat within 'The Pines' gated development, on the scenic tree lined Knyveton Road.

Convenient for Lansdowne High Street (0.3 miles), Bournemouth Travel Interchange (0.4 miles), supermarkets (Asda, Lidl and Aldi, all within 0.8 miles), Bournemouth Beach (0.7 miles), as well as direct access to the A338 for further afield (0.8 miles).

The accommodation offers an entrance hall (with storage cupboard), an open plan kitchen/lounge/diner, two double bedrooms (one of which has an en-suite), and a family shower room.

The property also benefits from a southerly-facing balcony, a recently installed gas-fired combination boiler (with 10-year guarantee), two allocated parking spaces and a private storage unit within the undercroft of the building.

Ideal first-time buy or buy-to-let.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

Secure vehicular and pedestrian electric gates from Knyveton Road, leading to visitor parking (with EV charging points), communal driveway (leading to the rear of the building) and communal front door to communal hall, lift and stairs to second floor, front door to:

Entrance Hall: 9' 1" x 3' 4" (2.77m x 1.02m)

Spotlights, space for coats/shoes, opening to:

Inner Hall: 17' 7" max x 4' 4" max (5.36m x 1.32m)

Smoke alarm, spotlights, doors to accommodation and door to:

Storage Cupboard: (Irregular Shape): 2' 10" x 2' 1" (0.86m x 0.63m)

Housing consumer unit and electric meter, shelving providing storage.

Open Plan Kitchen/Lounge/Diner:**Overall: 24' 11" max x 11' 0" max (7.59m x 3.35m)****Kitchen Area: 11' 0" max x 10' 3" max (3.35m x 3.12m)**

Spotlights, window to side aspect, range of eye and base-level units, cupboard housing gas-fired combination boiler, integrated appliances (dishwasher, oven/grill with hob over, low-level freezer, low-level fridge, washing machine), 1 1/2 bowl sink/drainage, open plan with:

Lounge/Dining Area: 13' 7" x 11' 0" (4.14m x 3.35m)

Window to front aspect, radiator, door to balcony, fireplace with electric fire, door to:

Balcony: 8' 3" x 4' 11" (2.51m x 1.50m)

Southerly facing, enclosed by balustrade, laid to tile.

Bedroom One: 13' 0" max x 8' 11" max (3.96m x 2.72m)

Doors to balcony, radiator, door to:

En-Suite: 7' 5" x 5' 4" (2.26m x 1.62m)

Extractor fan, spotlights, wash hand basin (with storage below and mirror above), panelled bath (with mixer taps and handheld attachment over), WC with hidden cistern, ladder-style towel radiator.

Bedroom Two: 11' 1" x 8' 6" (3.38m x 2.59m)

Window to side aspect, radiator.

Shower Room: 7' 10" x 5' 2" (2.39m x 1.57m)

Extractor fan, spotlights, part tiled walls, shower enclosure (with mixer controls and handheld attachment over), wash hand basin (with storage below and mirror above), WC with hidden cistern, ladder style towel radiator.

Parking:

Two allocated parking spaces (one in the undercroft resident car park, the other to the rear of the building)

Undercroft Storage: (Not accessible at time of instruction):

Allocated storage unit in the undercroft of the building, Vendor stated it is c.25-30 square feet.

Tenure:

125 years from 01/12/2004 (c.102 years remaining)

Service Charge:

£3,134.19 per annum (paid 6 monthly - £1,567.09 per 6 months).

Ground Rent:

£250 per annum

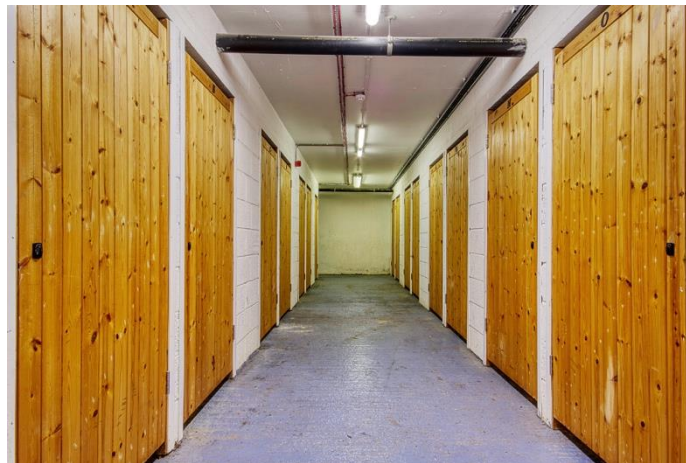
Photography







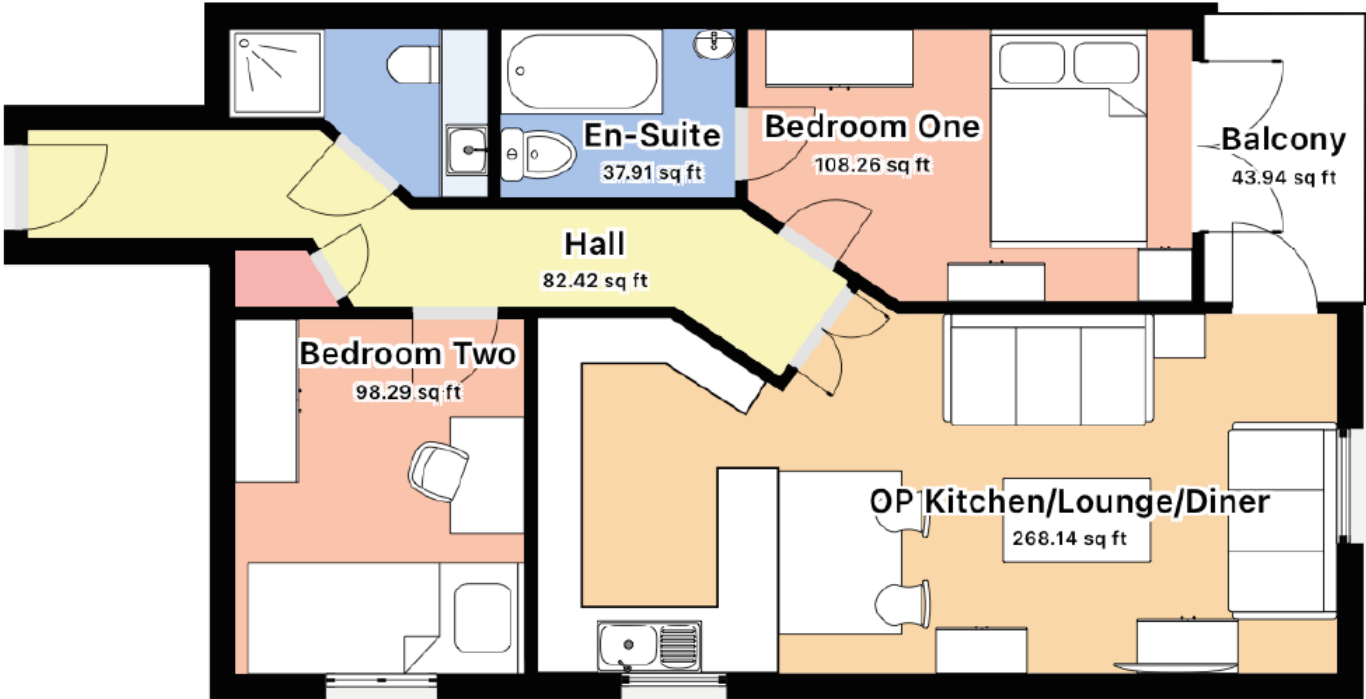






Floor Plan

EPC



04/08/2026, 13:39 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Flat 18 The Pines 16, Knyveton Road BOURNEMOUTH BH1 3QL	Energy rating	Valid until:	8 June 2030
	C	Certificate number:	8860-6226-7850-9651-9206

Property type	Mid-floor flat
Total floor area	54 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 C. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

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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