



**Connells**

Kensington Court Knyveton Road  
Bournemouth

# Kensington Court Knyveton Road Bournemouth BH1 3QT

for sale offers in excess of  
**£270,000**



## Property Description

Connells Southbourne present a Two Double bedroom Penthouse arranged over two floors in the highly regarded Kensington Court. The

Apartment offers spacious living accommodation which comprises of two double bedrooms with En-suites and space for a home office in the Master bedroom on the upper floor, Lounge, Dining Room and Kitchen.

Kensington Court is a modern secure gated development located moments from Boscombe Gardens, pier & beaches with Bournemouth Town Centre & train station a short walk away. Kensington Court is set within mature and well tended communal grounds.

This spacious apartment has almost 1200 sq ft of accommodation and is located on the fourth floor, which can be accessed by stairs or lift. There is a 21' living room, large kitchen, two double bedrooms with the main floor bedroom benefiting from a range of fitted wardrobes, balcony, dressing area and en-suite bathroom comprising bath, shower, wash hand basin vanity unit and WC. The master bedroom has a large dressing room and space for a home office. There is a cloakroom accessed from the hallway.

The property is conveyed with an underground parking space with a storage unit and a Share of the Freehold.

## Approach

A driveway leads to the front entrance and the undercroft parking. Each flat has an allocated space as well as a large storage unit. There is visitors parking to the front of the building.

## Communal Entrance

A secure entry phone system allows access to the communal hallway and there are stairs and a lift. This apartment is located on the fourth floor.

## Entrance Hall

Wall mounted phone entry system. Doors off to all accommodation. Stairs rising to the top floor of the apartment.

## Cloakroom

Low level WC and wash hand basin.

## Lounge / Diner

20' 10" x 17' 9" ( 6.35m x 5.41m )

L shaped room which provides an area to set up a large dining table and chairs. Rear aspect double glazed window and double glazed door leading onto the private balcony.

### Balcony

The balcony looks over the communal grounds. Decorative iron railings.

### Kitchen

10' 2" x 8' 6" ( 3.10m x 2.59m )

Fitted kitchen comprising a range of wall and base units with work surfaces over, inset gas hob with extractor hood over, integrated eye level oven, space and plumbing for washing machine, integrated dishwasher and fridge freezer.

### Dining Area

10' 7" x 8' 8" ( 3.23m x 2.64m )

Side aspect double glazed window. Radiator.

### Bedroom Two

15' 2" x 9' 9" ( 4.62m x 2.97m )

Double glazed door leads onto the balcony. A range of fitted wardrobes providing hanging and storage space.

### En Suite

Fitted suite comprising enclosed shower cubicle, bath with mood lighting, wash hand basin and WC. Towel rail. Tiled flooring. Radiator.

### Landing

Door leading to bedroom one.

### Bedroom One

19' 1" x 10' 1" ( 5.82m x 3.07m )

Two side aspect velux style windows. Walk-in dressing area. Radiator.

### En Suite

Fitted suite comprising enclosed shower cubicle, wash hand basin with storage unit under and low level WC. Chrome ladder style heated towel rail. part tiled walls. Tiled flooring.

### Outside

Each flat has an allocated parking space as well as a large storage unit. There is visitors parking to the front of the building. Kensington Court is set within mature and well tended communal grounds.

### Agents Notes;

Lease: 999 years from 4 July 2000

Current Ground Rent: Peppercorn

Current Service Charge: £2488.92 per annum

Council Tax Band: F (BCP Council)









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.focalagent.com](http://www.focalagent.com)

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**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: B Council Tax  
 Band: F

Service Charge:  
 2488.92

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN305003](http://connells.co.uk/Property/SBN305003)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 04 Jul 2000. 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.

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