

**68 Exton Gardens, 70 Knyveton Road,
Bournemouth, BH1 3BP**



Property overview

Guide Price £145,000

A well-presented one-double-bedroom 4th-floor apartment within the sought-after gated development of Exton Gardens, Knyveton Road, Bournemouth.

Ideally positioned for easy access to both Bournemouth and Boscombe town centres, award-winning sandy beaches, picturesque Chine walks and excellent transport connections.

The accommodation offers an entrance hall (with a storage cupboard and utility cupboard), open plan lounge/kitchen/diner, a modern shower room and a double bedroom.

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.

An attractive first time buy or investment property - it is currently tenanted at £x PCM with a model tenant who's looked after the property.

Offered with no forward chain and can be sold with vacant possession.



Accommodation

Entrance Via:

Access from Knyveton Road, and secure pedestrian gate access from Knole Road, step and communal front door to communal hallway, stairs and lift to 4th floor, front door to:

Entrance Hall: (L-Shaped) 8' 11" max x 8' 10" max (2.72m x 2.69m)

Spotlights, smoke alarm, thermostat control panel, radiator, doors to accommodation and door to two storage cupboards:

Cupboard One: 2' 5" x 1' 0" (0.74m x 0.30m)

Providing storage, housing consumer unit and electric meter.

Utility Cupboard: 3' 2" x 2' 4" (0.96m x 0.71m)

Light point, space and plumbing for a washing machine.

Open Plan Lounge/Kitchen/Diner: 15' 11" max x 14' 0" max (4.85m x 4.26m)**Kitchen Area: 9' 5" max x 7' 10" max (2.87m x 2.39m)**

Spotlights, extractor fan, smoke alarm, range of eye and base level units, work surfaces, integrated appliances (dishwasher, fridge/freezer, oven/grill), 1 1/2 bowl sink/drainers, open plan with:

Lounge/Dining Area: 13' 11" x 11' 2" (4.24m x 3.40m)

Window to side aspect (Knole Road), door entry system, door to storage/boiler cupboard.

Bedroom: 13' 0" x 8' 3" (3.96m x 2.51m)

Part sloped ceiling, window to side aspect, radiator.

Shower Room: 8' 2" x 4' 2" (2.49m x 1.27m)

Spotlights and floor level lighting, extractor fan, fully tiled walls and floor, shower enclosure (with mixer controls and rainfall shower head over), wash hand basin (with storage below), ladder-style towel radiator, WC with hidden cistern.

Parking within the locality:

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:

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

Service Charge:

Approximately £2,395 per annum, covering residents' leisure facilities including pool, gym & sauna, communal grounds, building insurance, lift maintenance and general upkeep.

Ground Rent:

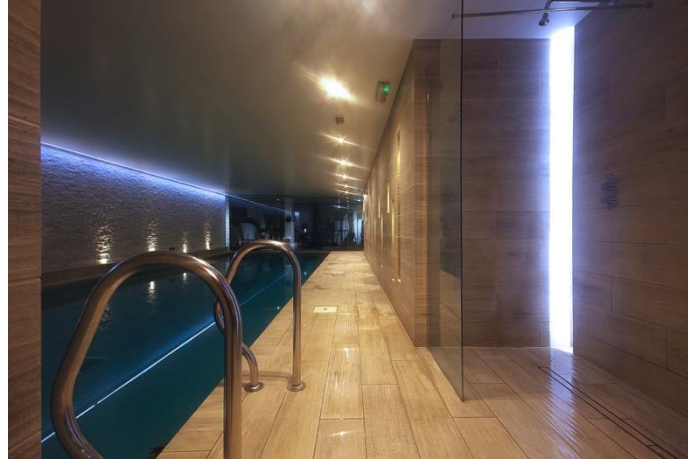
£300 per annum

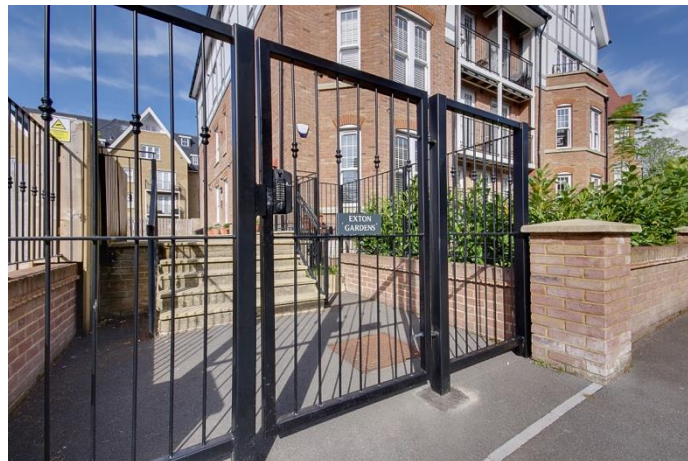
Photography





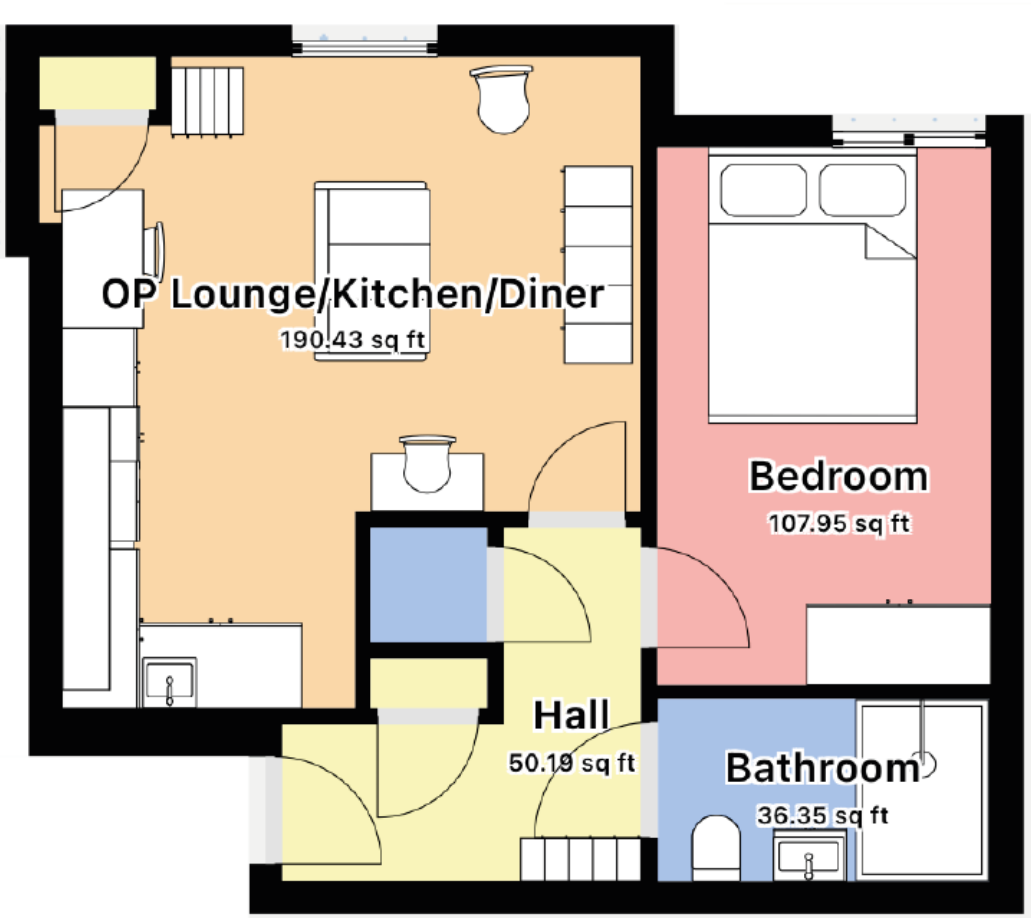






Floor Plan

EPC



68 Exton Gardens 70, Knyveton Road BOURNEMOUTH BH1 3BP	Energy rating	Valid until:	23 October 2027
	B	Certificate number:	8953-7330-5549-4324-8922

Property type	Mid-floor flat
Total floor area	40 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.

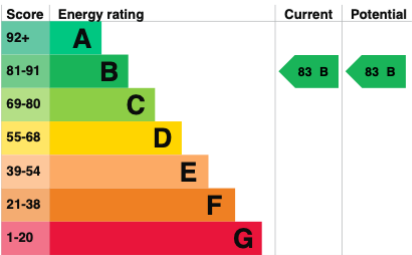
[See how to improve this property's energy efficiency.](#)

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



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