



Knoll Manor St. Valerie Road, Bournemouth BH2 6PL

welcome to

Knoll Manor St. Valerie Road, Bournemouth

Modern 2-bed apartment in Meyrick Park with balcony views, a spacious lounge/diner, sleek kitchen, ensuite master, smart heating, communal gardens, underground garage permit parking and a share of freehold. Close to woodland walks, the town centre and transport links—perfect for stylish living.





Entrance Hall

Lounge

18' 6" x 12' 6" (5.64m x 3.81m)

Kitchen

12' 5" x 10' 4" (3.78m x 3.15m)

Bedroom One

14' x 13' 9" (4.27m x 4.19m)

Ensuite

Bedroom Two

15' 7" x 12' 5" (4.75m x 3.78m)

Bathroom

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

welcome to

Knoll Manor St. Valerie Road, Bournemouth

- Two double bedrooms with fitted wardrobes, master with ensuite
- Contemporary kitchen with full appliances & breakfast bar
- Underground Garage, permit parking for one vehicle & share of freehold
- Spacious lounge/diner with balcony & scenic views
- Smart electric heating, Wi-Fi controlled from your phone

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110607



Property Ref:
WTN110607 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset,
BH9 2AQ



fox-and-sons.co.uk