



KNYVETON HALL, KNYVETON ROAD, BOURNEMOUTH, DORSET, BH1

£185,000 LEASEHOLD

A superbly presented split level one bedroom apartment. Conveniently situated just a short walk away from local amenities, good transport links and the beach. The property offers bright modern accommodation throughout with excellent storage.

Second floor | Character conversion | One double bedroom | Lounge diner
| Modern kitchen | Contemporary shower room | Resident parking | Close
to local amenities | Near to the beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

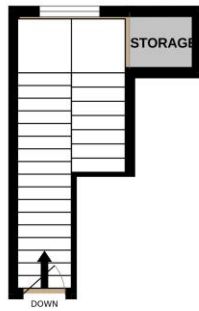
Newly Listed: Delightful Split Level One Bedroom Flat in Bournemouth

This character development property is situated on a picturesque tree-lined road, offering a charming blend of traditional architecture and modern updates. The split level layout provides ample storage space and floods of natural light throughout.

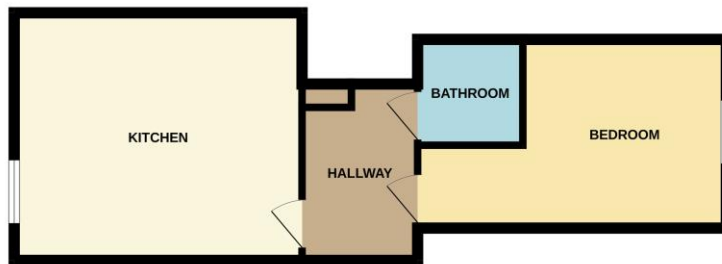
The flat boasts a modern kitchen and bathroom, perfect for first time buyers looking for a stylish and contemporary living space. Resident off-road parking adds convenience and ease to your day-to-day life.

Located within walking distance to the Cliff top and beach, as well as a short distance to the train station, this property offers unbeatable access to the beauty of Bournemouth and beyond. Explore the vibrant shops, bars, and restaurants nearby, making this an ideal location for professionals and investors alike.

STAIRS
81 sq.ft. (7.5 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA - 492 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: A

TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1800 approx. per annum

AT A GLANCE

- Second floor
- Character conversion
- One double bedroom
- Lounge diner
- Modern kitchen
- Contemporary shower room
- Resident parking
- Close to local amenities
- Near to the beach

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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