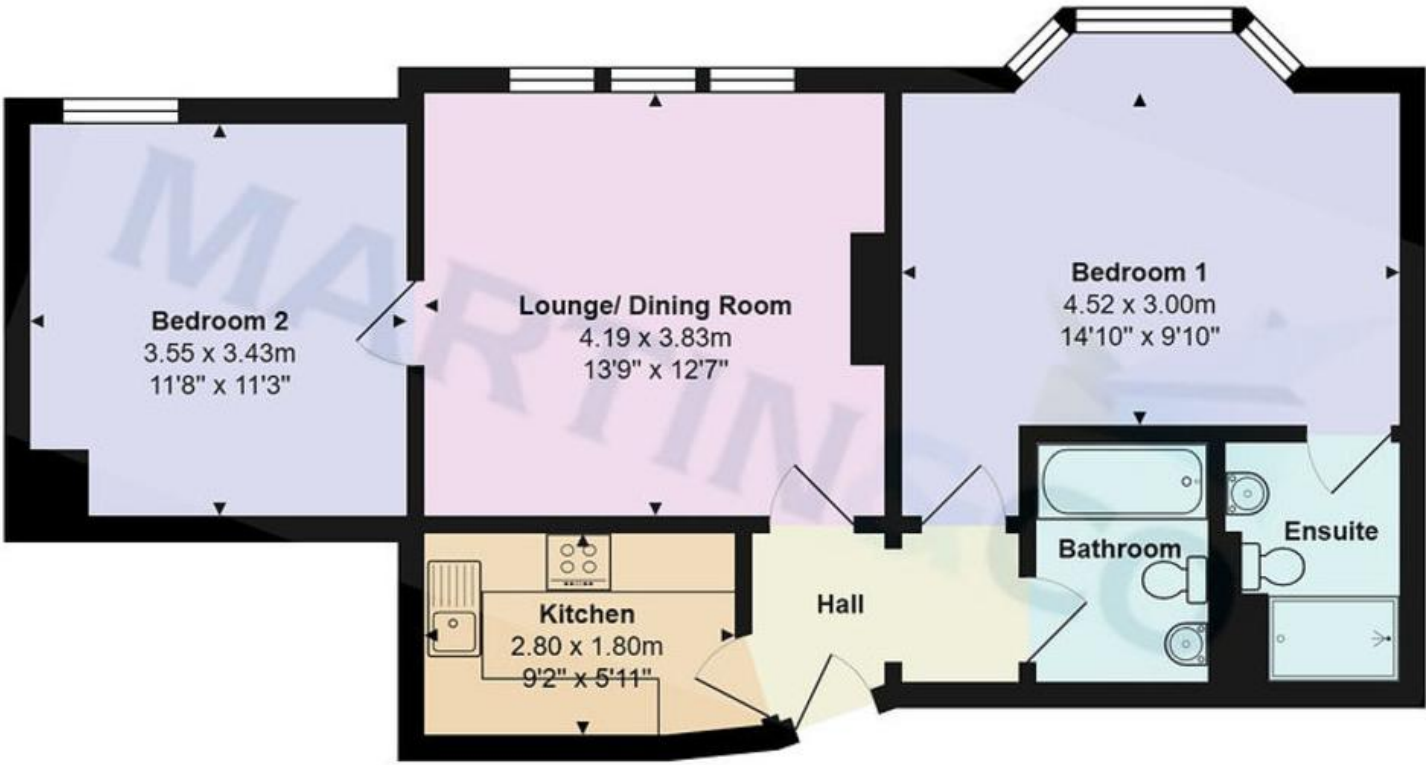


Property Location Bournemouth



Total Area: 62.8 m² ... 676 ft²
All measurements are approximate and for display purposes only



Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



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<http://www.bournemouth.martinco.com> **MARTIN&CO**

Bassett House, Knyveton Road

Asking Price Off £225,000



Ground Floor

Share Of Freehold

Gated Development

Refurbished

Two Bathrooms

Allocated Parking Bay

Two Double Bedrooms

Period Features

Stunning Curb Appeal

Easy Access To

Amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Situated within the highly attractive and gated Bassett House development, this superbly refurbished ground floor apartment offers stylish, low-maintenance living in a prime Bournemouth location.

The property has recently undergone refurbishment and is presented in excellent condition throughout. Accommodation comprises a welcoming entrance hall, a bright and well-proportioned living space, a modern fitted kitchen, two generous double bedrooms, and two contemporary bathrooms, making it ideal for owner-occupiers, downsizers, or buy-to-let investors alike.

A key benefit of this apartment is that the current owner has recently purchased a share of the freehold, adding long-term security and appeal. Further advantages include an allocated parking bay, secure gated access, and a development that boasts very attractive curb appeal.

Bassett House is conveniently located close to a wide range of local amenities, including shops, cafes, and restaurants, with Bournemouth town centre and its award-winning beaches easily accessible. Excellent transport links are nearby, providing straightforward access to surrounding areas.

An exceptional opportunity to acquire a stylish, ground floor apartment in a well-maintained and sought-after development.



Agent Notes:
 Share Of Freehold
 Lease Length - 998 Years Remaining
 Service Charge- £2,400 per annum
 Ground Rent- £250
 Council Tax Band- C
 EPC- D
 AST Lets permitted
 Holiday Lets not permitted
 Pets not permitted

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

