

FOR SALE



Knyveton Road, Bournemouth
Asking Price Of £145,000


MARTIN & CO



Knyveton Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £145,000

- Large One Bed Apartment
- Character Victorian House
- Separate Kitchen
- Lounge with Bay Windows & Snug
- CHAIN FREE

This beautifully presented spacious one double bedroom, one modern shower room, has a snug area with bay windows in the living room and allocated parking. Sought after, conveniently located approximately 500 metres from the beach.

ENTRANCE HALLWAY

10' 2" x 3' 11" (3.10m x 1.20m)

Split level carpeted hallway. Smooth plastered ceiling, inset lighting, carpet flooring, Interphone system device mounted on the wall, power points and access to all principle rooms.

LIVING ROOM 15' 1" x 9' 6" (4.60m x 2.90m)

Spacious lounge featuring double glazed bay windows with impressive views and with a snug area, carpet flooring, TV point, power points, smooth plastered ceiling, Electric storage heater mounted on the wall.

BEDROOM 12' 1" x 10' 5" (3.70m x 3.20m)

A large double bedroom with double glazed VELUX window in the eaves, smooth plastered ceiling with access to loft area, lights, electric radiator mounted on the wall, power points and carpet flooring. Enclosed cupboard for hot water cylinder with extra space for storage.



SHOWER ROOM 7' 6" x 5' 6" (2.30m x 1.70m)

Contemporary shower room, with UPVC double glazed Velux window with fitted blind and with a large shower base, electric instant water heater and glass screen. Full tiled walls, wash hand basin with mixer tap and white vanity cupboard, towel radiator, tiled flooring, smooth plastered ceiling.

HALLWAY

Built in three door storage cupboard, smooth ceiling, carpet flooring.

KITCHEN 9' 2" x 8' 2" (2.80m x 2.50m)

Modern sunny kitchen with a range of matching wall mounted and base units with black work surfaces over, inset four ring electric hob with extractor hood over, part tiled walls, power points, smooth plastered ceiling, inset to ceiling spot lights, side aspect double glazed window, lino flooring, inset stainless sink unit with mixer tap, cosy breakfast bar table.

PARKING

Allocated parking. Car park with direct access to the block entrance. Visitors parking available.

Tenure: Share of Freehold

Lease Term: 999 years from 25 December 2013 (997 years remaining)

Annual Service Charge - £1,500

Council Tax Band B

DISTANCES

- 200 mts Knyveton Bowling Club & Tennis Courts
- 400 mts to Bethany Junior School
- 500 mts St Clements Infant School
- 600 mts Town Centre Landsdowne & Supermarkets
- 700 mts to Sandy Beaches and Boscombe Pier
- 1.7 km to Kings Park
- 3.1 km to Castlepoint Shopping Centre
- 6.0 km to Bournemouth International Airport
- 6.4 km to Hengistbury Nature Reserve



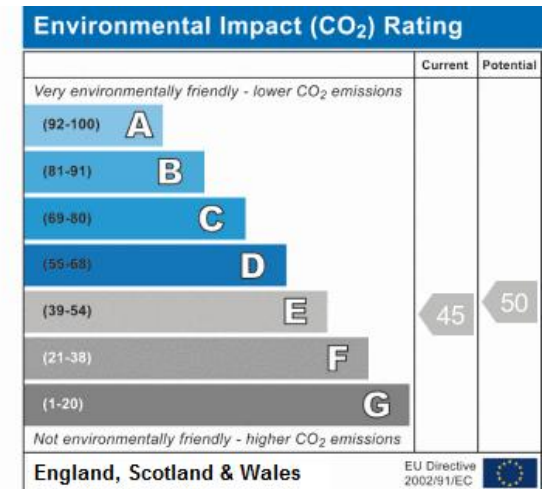
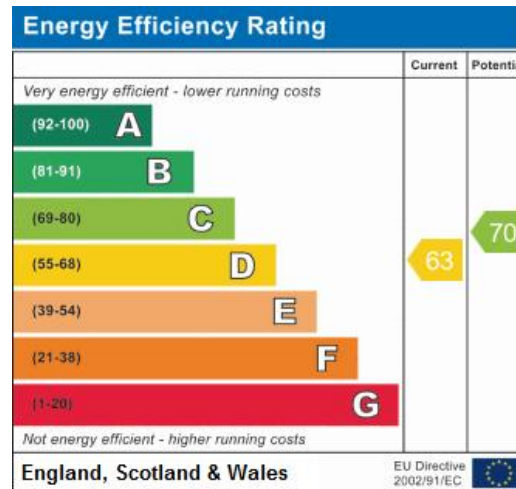
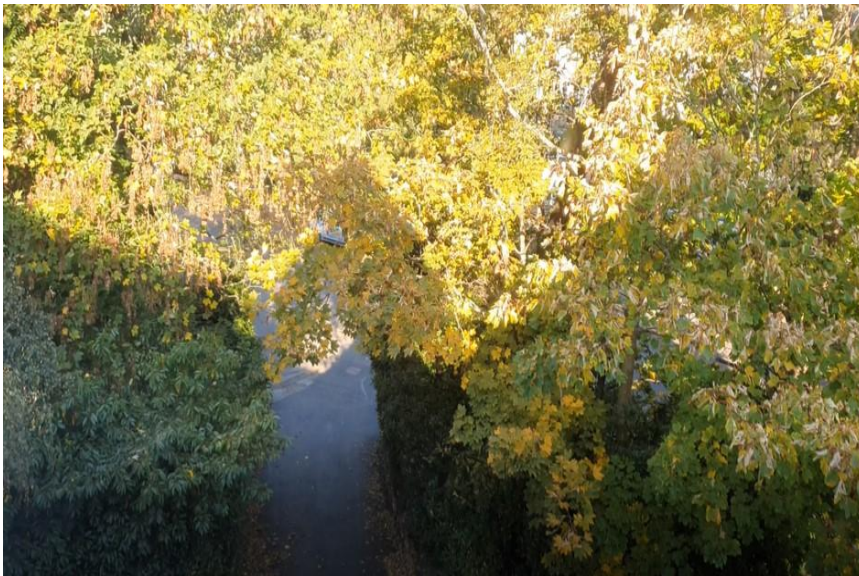
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2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to 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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.







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