

**FOR SALE**



**Knyveton Road, Bournemouth**  
**Asking Price Of £280,000**

  
**MARTIN & CO**



## Knyveton Road, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £280,000

- EXCLUSIVE GATED DEVELOPMENT
- SWIMMING POOL, GYM, SAUNA
- DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- TWO BALCONIES
- ALLOCATED PARKING

Step into a touch of MODERN LUXURY with this fantastic two double bedroom first floor apartment that's a real **turn key property**.

The site of Exton Gardens dates back to 1890 when Mr Exton opened his 10 bedroomed gentleman's residence, Linden Vale as a boarding establishment. The ownership passed to his son, Leo Exton and in 1918 was re-named the Linden Hall Hydropathic Hotel which was renowned across the country as a grandiose seaside retreat. Sadly, nothing of the original villa has survived, but like a phoenix from the ashes Exton Gardens has recreated the elegant Victorian architecture and a sense of well-being is created by the spa and leisure facilities within the development. Come and explore the many unique qualities this scheme has to offer.

Perfectly positioned next to award winning parks and Blue Flag beaches, Exton Gardens offers stunning Victorian architecture and lifestyle the development boasts electronic gates with fob entry, and entrance at the side of the building.

The communal hallways are very well maintained, house the post boxes and provide lift service to all floors.



Step in to the property and find yourself in the entrance hallway that leads to all principles rooms in the property. There is a video entry system for added security, and two good size store cupboards for all the household items.

The lounge is combined with the kitchen and what a great space this is offering laminate wood flooring and double doors out on to the second balcony with views of the well-tended gardens. It makes the ideal entertaining space for your family and guests.

The master bedroom is very spacious offering plenty of room for a king size bed, wardrobes and more. The master bedroom has the added bonus of its very own En-Suite with walking shower unit, Hand wash basin and W/C. The walls and floors are fully tiled making cleaning a doddle.

Cook up a treat in the kitchen which is very stylish and boasts ample cupboard space both over and under counter. All appliances are integrated including fridge and freezer, oven, electric hob, washing machine and dishwasher. The kitchen also benefits from under counter lighting and a tiled splash back.

The second bedroom is a good size and sits opposite the main bathroom. The bedroom offers carpeted floors and benefits from a balcony to sit out on and enjoy a nice cup of tea and views of the well-tended gardens.

The development has the benefit of its very own gym facility with both free weights, machine weights, a sauna, and its very own indoor swimming pool to relax and unwind in. There is also a very well-tended communal garden with BBQ. The property has one allocated off street parking for added convenience.

The main bathroom is fully tiled with stylish ceramic tiles and grouting, 3-piece suite including Full size bath tub, hand wash basin, and W/C. There is also a vanity mirror, shaving electrical points and a heated towel rail.



The property is situated a short walk from the local amenities and attractions of Boscombe Town, Boscombe Chine Gardens, Boscombe Pier and the Award Winning Sandy Beaches of Bournemouth. 3.1 km to Castlepoint Shopping Centre, 6.0 km to Bournemouth International Airport and 6.4 km to Hengistbury Nature Reserve.

**Agent's Notes:**

**Tenure: Leasehold**  
**Length of lease: 118 years remaining**  
**Annual ground rent amount: £300**  
**Annual service charge amount: £2,284**  
**Council tax band: E**  
**Pets: Not Permitted**  
**Main services are connected**

**DISTANCES:**

200 mts Knyveton Bowling Club & Tennis Courts  
 400 mts to Bethany Junior School  
 500 mts St Clements Infant School  
 600 mts Town Centre Lansdowne & Supermarkets  
 700 mts to Sandy Beaches and Boscombe Pier  
 1.7 km to Kings Park

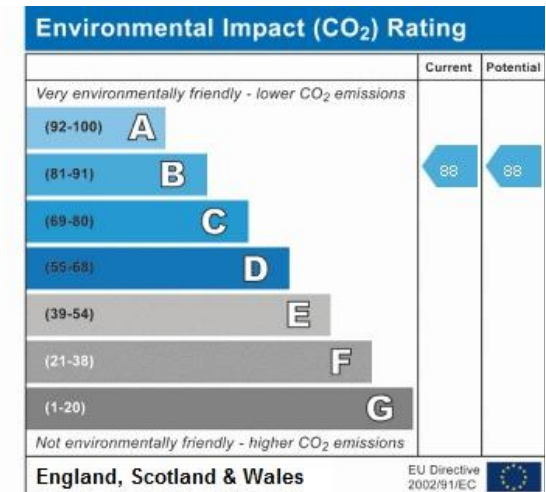
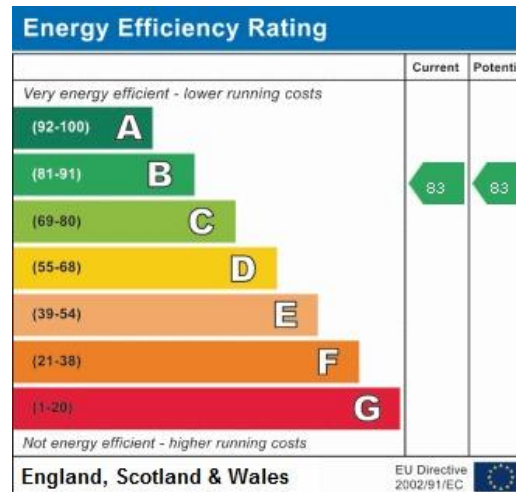
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

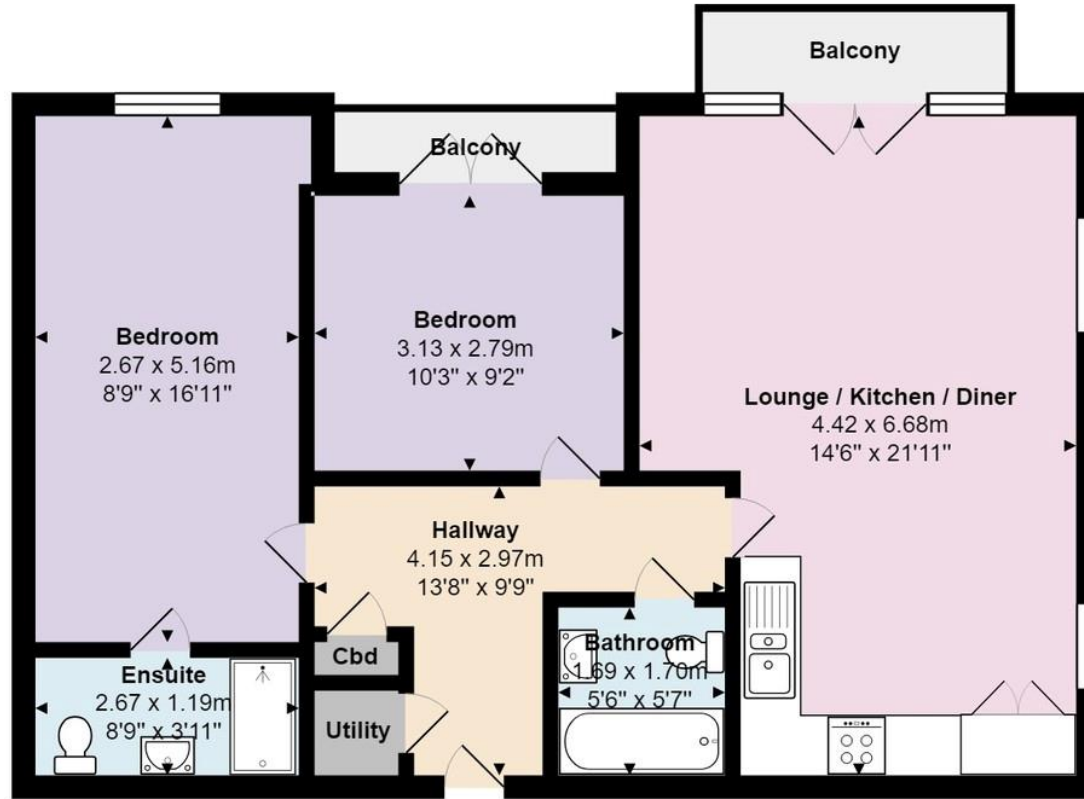
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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





Total Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



## Martin & Co Bournemouth

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**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.



