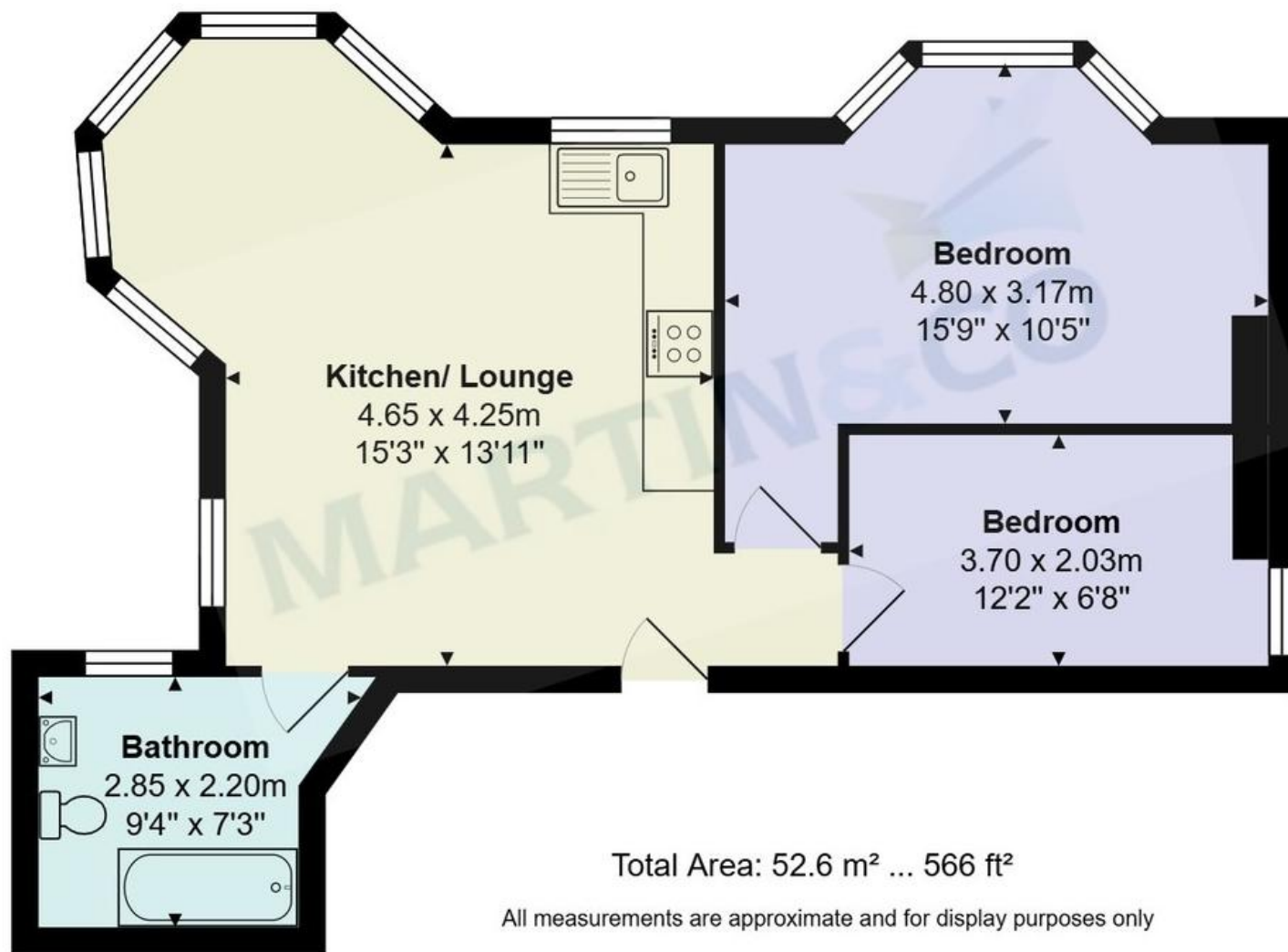


Property Location Bournemouth



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.



Knole Road, Bournemouth

Asking Price Of £200,000

Beautiful First Floor Flat

Share Of Freehold

989 Year Lease

Secure Intercom System

Allocated Parking Space

No Forward Chain

Well Maintained Grounds

Modern Fitted Kitchen

Modern Bathroom

Bright And Spacious



Why you'll like it

A beautifully presented first floor flat with no forward chain, making it an ideal purchase for first time buyers, investors, those seeking a coastal retreat or anyone looking to downsize in comfort and style. Benefitting from a share of the freehold and a long 989 year underlying lease, this attractive home is set within a well maintained development surrounded by neatly kept communal grounds and located within easy reach of stunning 5 star award-winning sandy beaches.

The property is accessed via a secure intercom entry system which leads into a clean and well cared for communal entrance. Upon entering the flat, you are welcomed by a bright and spacious interior with well proportioned accommodation throughout. The generous living area provides an excellent space for both relaxing and entertaining, complemented by pleasant outlooks and an abundance of natural light.

The modern fitted kitchen is stylishly presented with ample storage and worktop space, while the contemporary bathroom has been finished to a high standard. The bedrooms are well sized and offer comfortable accommodation, making the property perfectly suited for permanent living, holiday use or rental investment.

Externally, the development enjoys attractive and well maintained communal grounds together with the added benefit of allocated parking. Combining excellent presentation, a highly desirable coastal location and superb tenure benefits, this delightful first floor apartment offers a fantastic opportunity to acquire a quality home close to award-winning beaches and local amenities.

Agent Notes

Tenure: Share of Freehold
 Term: 989 Year Underlying Lease
 Ground Rent: NIL
 Service Charge: £2,307.88 per annum
 Maintenance Company: Hawk Estates
 Chain: No forward chain
 Floor: First-floor flat
 Parking: Allocated parking
 Heating: Gas Central
 Tax Band: A
 EPC Rating: C

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

