

Total Area: 40.9 m² ... 440 ft²

All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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49 Exton Gardens, 70 Knyveton Road, Bournemouth, Dorset, BH1 3BP
Guide Price £180,000

**** PERFECT FIRST TIME BUY ** MINUTES FROM THE BEACH ** GATED DEVELOPMENT **** Link Homes Estate Agents are delighted to present for sale this stylish one bedroom apartment located in the much-desired BH1 postcode. Built in 2017 and benefitting from an array of fine features including an open-plan kitchen/living room with integrated appliances and a feature breakfast bar, a good-sized bedroom with built-in wardrobes, a modern three-piece bathroom suite and ample storage throughout. Exton Gardens also benefits from well-presented communal lawns, an on-site swimming pool, sauna and gym. This is the perfect first time buy and is a must view to avoid disappointment!

Situated in its own private development, Exton Gardens is located on a desirable tree-lined road with seven miles long of award-winning sandy beaches just moments away, and positioned centrally between both Bournemouth and Boscombe Piers. Both Boscombe High Street and Bournemouth Town Centre are within walking distance and offer a range of shops, cafes, restaurants including The Ivy, Boscanova, Urban Reef, Flamingo and Aruba to name a few. Public transport links are also within walking distance with a bus stop located just 0.1 miles away and Bournemouth Train Station located just 0.9 miles away with direct link to London Waterloo in approximately two hours. It is also worth noting the property offers easy access on the A338 Wessex Way. Locations don't get much better!



Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, storage cupboard with shelving and space for a washing machine and a tumble dryer, internet point, thermostat, storage cupboard with the consumer unit enclosed, power points and LVT flooring.

Open Plan Kitchen/Diner

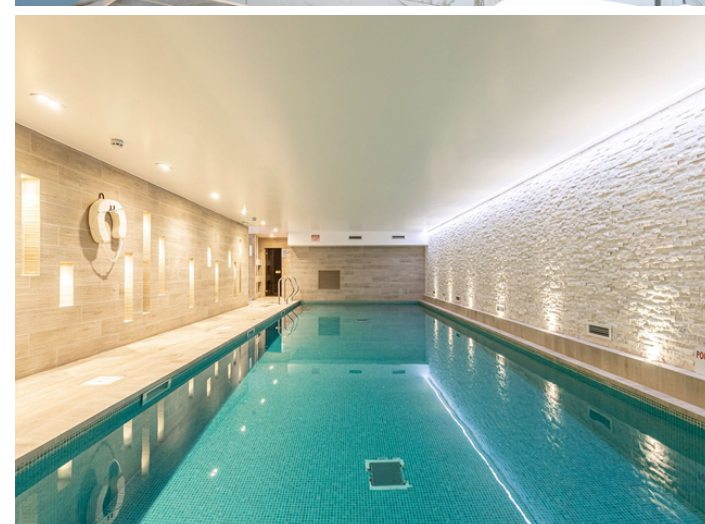
Smooth set ceiling, downlights, smoke alarm, UPVC double glazed sash windows to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated slimline dishwasher, one and a half bowl stainless steel sink with drainer, tiled splash back, four point induction hob with integrated 'Neff' oven and stainless steel extractor fan, cupboard with the combination boiler enclosed, breakfast bar, radiator, power points, entry phone system, television point and LVT flooring.

Bedroom

Smooth set ceiling, ceiling light, UPVC double glazed sash window to the side aspect, radiator, built-in wardrobe with mirrored front, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, tiled walls, bath with a waterfall shower and extra shower head, recess shelving and glass shower screen, toilet, wall mounted sink with under storage, stainless steel heated towel rail, wall mounted mirror, shaving point and tiled flooring.



Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: Approximately 117 years remaining.
Ground Rent: £300 per annum.
Service Charge: £2,285 per annum, which includes buildings insurance, maintenance of the swimming pool, gym, sauna and communal gardens with BBQ pits.
Managing Agents: Arquero Management
Rentals are permitted.
Holiday lets are not permitted.
Pets are permitted, subject to permission and a £50 fee.
EPC: B
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,100
Additional Property: £10,100