

Flat 19 Knyveton Hall, 34, Knyveton Road, Bournemouth, Dorset BH1 3FE

£174,950 Leasehold

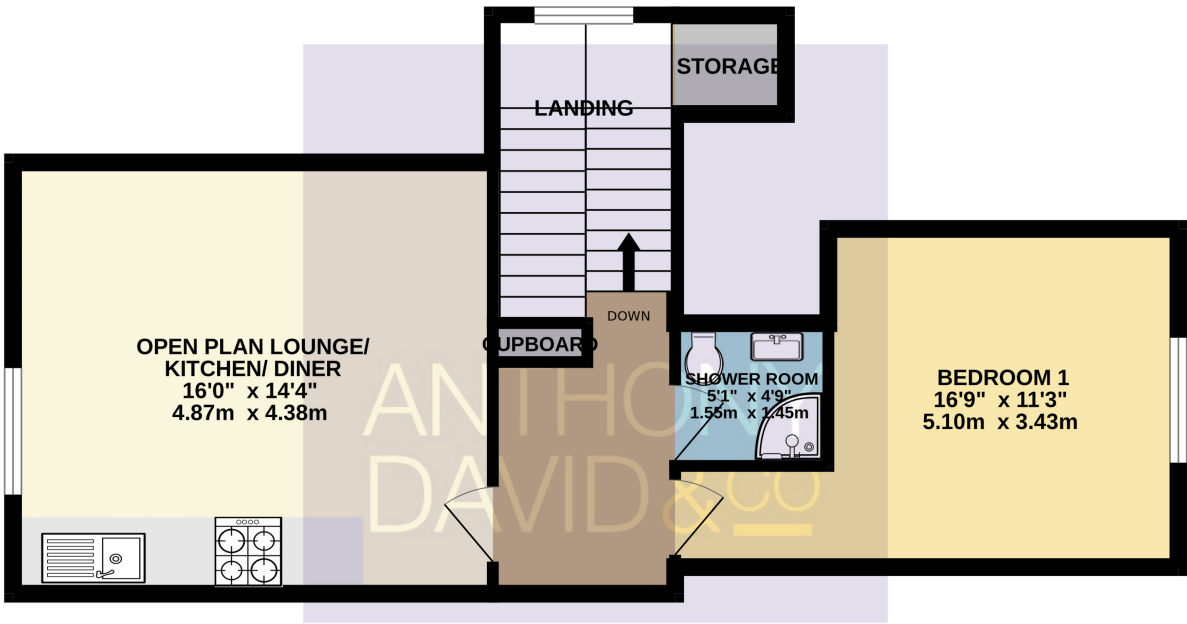
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A beautifully presented one double bedroom top floor apartment conveniently situated on this quiet road on Bournemouth's East Cliff a short walk from shops, bars, amenities and blue flag sandy bathing beaches. The property presents an ideal first time buy/investment property and internal viewing is a must to appreciate not only its fantastic location but also the immaculate accommodation on offer, which comprises; lounge/diner, stylish kitchen and modern bathroom. Externally there is residents parking as well as a communal bike store and communal garden. Further features of this 'little gem' include: gas central heating and UPVC double glazing, separate storage area and a modern finish.

**ANTHONY  
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2ND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



- Entrance Hall Doors to
- Hall 1.85m x 2.25m (6' 1" x 7' 5") Max
- Open Plan Living Space 4.87m x 4.36m (16' 0" x 14' 4") Max
- Bedroom 5.11m x 3.43m (16' 9" x 11' 3") Max
- Stairway/ Storage 2.96m x 5.85m (9' 9" x 19' 2") Max
- Residents Parking
- Leasehold - 120 Years Remaining
- Ground Rent £160PA
- Service Charge - £1200 Per Annum
- Council Tax Band A

TOTAL FLOOR AREA : 530 sq.ft. (49.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.