



**Penrhyn, 37 Knyveton Road,
Bournemouth, Dorset, BH1 3QJ**

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SHARE OF FREEHOLD

A superbly presented two bedroom first floor apartment ideally located within easy reach of Bournemouth Town Centre, main transport links including mainline train station and the award winning sandy beaches. The property benefits from a modern fitted kitchen and bathroom, secure underground parking and a share of freehold.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the first floor and entrance of the apartment. On entering the property a hallway, with useful walk in utility cupboard, leads into a spacious living/dining room. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, integrated oven and hob along with space for further appliances.

The property features two bedrooms with the spacious master bedroom benefitting from fitted wardrobes. Completing the accommodation is a modern fitted bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is conveyed with a secure, underground parking space along with additional visitor parking whilst the development is situated within superbly maintained communal gardens.

Share of freehold

Maintenance: Approx. £1,200 every 6 months including water rates and buildings insurance

EPC RATING C

COUNCIL TAX BAND: C



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

FIRST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



