

Total Area: 45.3 m<sup>2</sup> ... 487 ft<sup>2</sup>

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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**22, Exton Gardens, 70 Knyveton Road, Bournemouth, Dorset, BH1 3BP**  
**Guide Price £175,000**

**\*\* NO FORWARD CHAIN \*\* PERFECT FIRST TIME BUY \*\* MOMENTS FROM THE BEACH \*\* GATED DEVELOPMENT \*\*** Link Homes Estate Agents are delighted to present for sale this stylish one bedroom apartment situated on the third floor in the sought-after development, Exton Gardens. Being sold with no forward chain and benefitting from an array of fine features including one good-sized bedroom, an open-plan kitchen/living room with integrated appliances and views over the communal gardens with a barbecue area, a gorgeous three-piece bathroom suite, ample storage throughout, an allocated parking space, residents use of the communal gym, sauna and swimming pool and a long lease! This is the perfect first time buy and 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, The Botanist, 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!





## Third Floor

### Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, wooden door to the side aspect, two storage cupboards (one with space for a washing machine and one with the consumer unit enclosed), thermostat, entry phone system, radiator, power points and LVT flooring.

### Open Plan Kitchen/Living Room

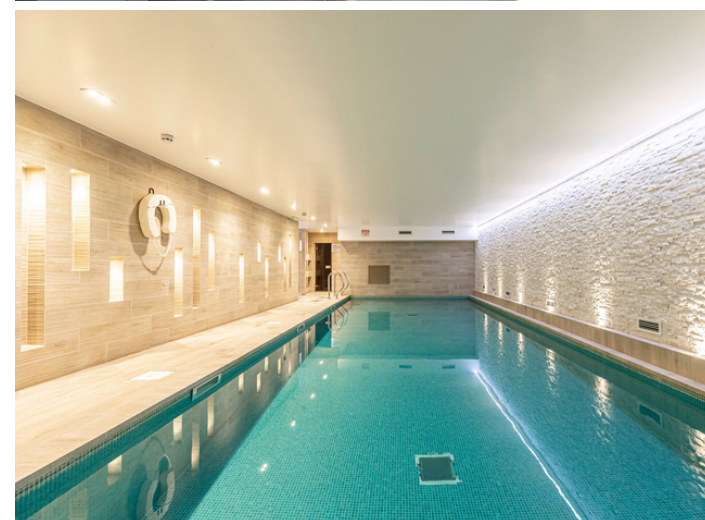
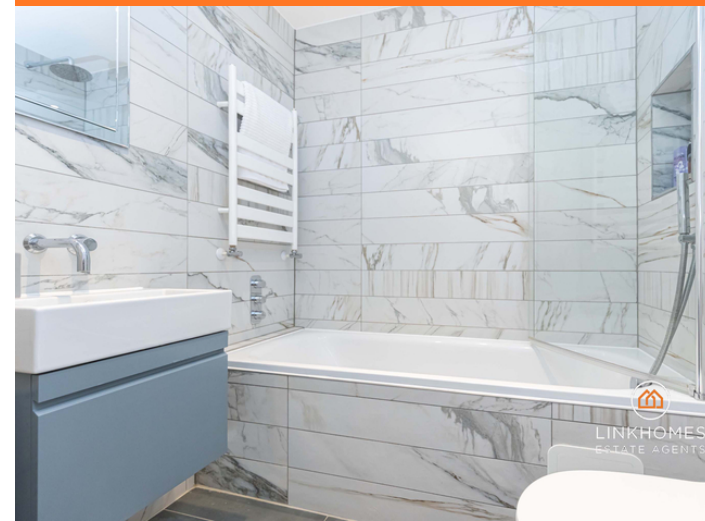
Smooth set ceiling, downlights, smoke alarm, UPVC double glazed sash-style windows to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, four point 'Neff' induction hob with integrated 'Neff' oven and extractor fan, under counter spotlights, one and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

### Bedroom

Smooth set ceiling, downlights, UPVC double glazed sash-style window to the rear aspect, radiator, power points and carpeted flooring.

### Bathroom

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



## Outside

### Parking

One allocated parking space.

## Agents Notes

### Useful Information

Tenure: Leasehold

Lease Length: Approximately 117 Years Remaining

Ground Rent: £300 per annum.

Service Charge: Approximately £2,300 per annum

Managing Agents: Arquero Management  
Rentals are permitted.

Holiday lets are not permitted.

Pets are permitted, subject to permission and a fee.

EPC: B

Council Tax Band: C - Approximately £2,004.38 per annum.

Remainder of the New Build Warranty provider: CADIS

Lift access

Swimming Pool

Gym

### Stamp Duty

First Time Buyer: £0

Moving Home: £1,000

Additional Property: £9,750