



HEARNES
WHERE SERVICE COUNTS

A well presented two double bedroom split level apartment situated within the premier Knyveton Hall development. Completed in 2020 the property is situated within beautifully maintained communal grounds and further benefits include lift access and the ability to short term let (subject to license being obtained from the freeholder). The development is situated in an ideal location just a short walk to the award-winning sandy beaches along with providing easy access to Bournemouth Town Centre and transport links. This particular apartment offers a spacious open plan kitchen/dining/living room and luxury bathroom.

The apartment is offered for sale with no forward chain.

The development is accessed via secure entry phone system with a superbly maintained communal hallway and lift providing access to the second floor and entrance to the apartment. On entering the property a hallway leads into a spacious open plan kitchen/dining/living room. The kitchen is finished to a high specification offering ample floor and wall mounted units along with a contrasting work surface and range of integrated appliances.

Both bedrooms are double in size and served by a luxury fitted shower room comprising a WC, wash hand basin and bath.

The development benefits from a well maintained communal garden, secure bike shed and parking is on a first come first service with further on road parking available.

Leasehold, 121 years from 2021. Maintenance charge approximately £1524 per annum. Ground rent £195 per annum.

COUNCIL TAX BAND: C EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



602 sq.ft. (55.9 sq.m.) approx.



