



KNIGHTWOOD, SNOWDON ROAD, BOURNEMOUTH, DORSET, BH4

£225,000 SHARE OF FREEHOLD

A very well presented two bedroom first floor apartment situated in this small development of just six privately owned properties. Westbourne is a short walk away as is access into the Bournemouth gardens and good transport links.

Top (first) floor | Two double bedrooms | Very large lounge diner |
Modern kitchen | Bathroom with separate wc | Good storage | Garage &
parking | Short walk to Westbourne | Small development

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

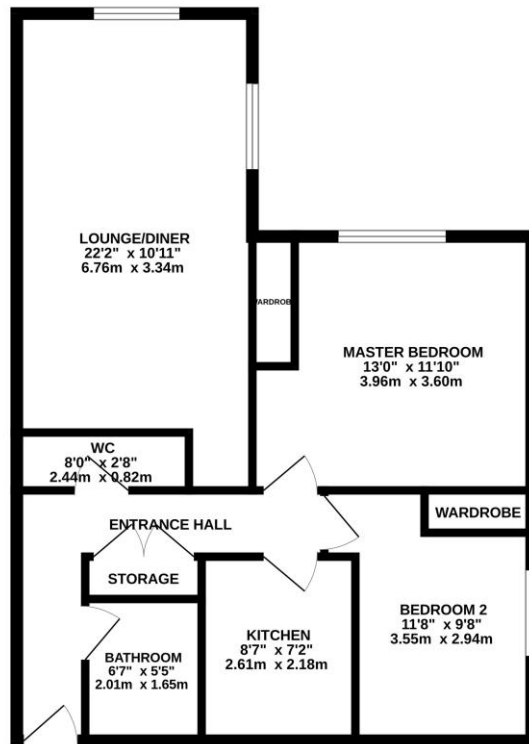
Located in the desirable area of Westbourne, this very well presented first floor flat offers the perfect combination of space and modern living.

Featuring two double bedrooms, a very large lounge diner, a modern kitchen, and a bathroom with a separate WC, this property is ideal for those looking for a comfortable and convenient lifestyle.

Situated in a small development of six privately owned apartments, this top floor flat also comes with a garage and parking space right outside.

With a size of 675 sq/ft, this property is perfect for those seeking a tranquil living space within walking distance to the vibrant Westbourne area. Plus, with easy access to good transport links and proximity to Bournemouth Gardens, residents can enjoy the best that this popular location has to offer.

675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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.

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

TENURE: Share of Freehold 88 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1305 per annum

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

AT A GLANCE

- Top (first) floor
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