



**55 EXTON GARDENS, KNYVETON ROAD, BOURNEMOUTH, DORSET, BH1**

**£210,000 LEASEHOLD**

A beautifully presented one bedroom first floor apartment situated in a gated modern development close to Bournemouth town centre as well as the award-winning beaches. The property benefits from a blend of modern features throughout, stunning open plan kitchen/living space, and fantastic onsite facilities.

Gated Development | One Bedroom | First Floor | Modern Features  
Throughout | Close to Town Centre | Exceptionally Well Presented |  
Residents Gym/Swimming Pool | Secure Allocated Off Road Parking

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 2 hours 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

The property is accessed via a well presented and secure communal hallway where stairs or lift lead to the first floor and the entrance to the apartment itself. The hallway includes a useful array of storage cupboards as well as doors to principal rooms.

A particular feature of the apartment is the spacious open plan kitchen/living room which has ample space for a dining table and chairs with a large window to the side aspect. The modern fitted kitchen includes a range of base and eye level work units with integrated appliances.

The bedroom is a good size double with a plenty of space for free standing furniture. The luxurious bathroom is fully tiled and comprises a bath/shower, WC, wash hand basin.

Exton Gardens benefits from fantastic amenities including an onsite residents gym/swimming pool and outdoor BBQ area as well as 2 secure bike sheds.

Outside there is also a secure allocated parking off road parking space conveyed with the apartment.

FIRST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA - 431 sq.ft. (40.0 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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*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*

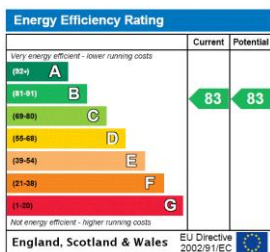
**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

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- First Floor
- Modern Features Throughout
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