STRATTON OAK ESTATES







17a Knole Road, Bournemouth, BH1 4DH

£1,250

17a Knole Road, Bournemouth, BH1 4DH

A well presented first floor apartment with large lounge, separate kitchen and two bathrooms including en-suite to the master. The property comes with allocated parking and access to the communal garden.

The apartment is located in Boscombe, a very popular suburb of Bournemouth as it puts you within easy reach of Bournemouth Town Centre and Southbourne. Boscombe has its own versatile High Street with a range of well-established independent stores and popular chains along with an array of bistros and unique eateries.

Great transport links are on your doorstep with a main line train station at Pokesdown and Bournemouth providing direct links to Southampton, Southampton Airport and London Waterloo.

One of the key attributes of this property is the location, just a short walk to the beautiful sandy beach, sea front restaurants, bars and bistros. The combination of the Pier, Promenade and Chine Gardens are unrivalled and thanks to the extensive reinvestment to the area and the addition of the surf school it is an enviable place to reside in.

The allocated parking is to the front of the building with access to the right hand side for the communal garden.

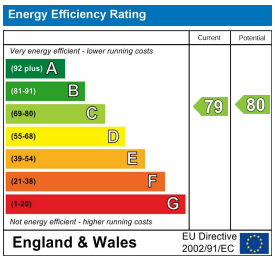
Through the communal entrance to ascend to the first floor and enter the apartment. The large 13' lounge has stylish wood effect flooring running throughout with a dual aspect ensuring a very bright room.

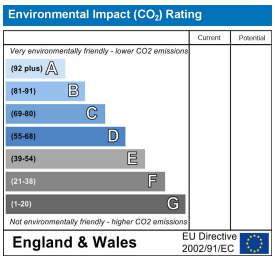
The kitchen is adjacent and consists of a laminate worktop running along two sides with sink inset below the window. Integrated appliances include washing machine, gas hob with extractor above and electric oven below along with a fridge / freezer.

There are two double bedrooms with the master benefiting form an ensuite shower room, there is also a family sized bathroom consisting of panelled bath with shower attachment and glass enclosure, pedestal basin and WC.

The tenant will be responsible for all bills.
Unfortunately due to the terms of the headlease pets are not permitted.







Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.