

Exton Gardens, Bournemouth, BH1 3BP



Katie  Fox
ESTATE AGENTS

01202 721999 katiefoxea.co.uk

What it's got.

Welcome to this fabulous 2-bedroom flat that's the perfect first time buy!

Exton Gardens provides luxury living, with a SWIMMING POOL, SAUNA and GYM right on site, perfect for those who love to keep active.

The open plan kitchen/living really is the heart of the home, with integrated appliances included.

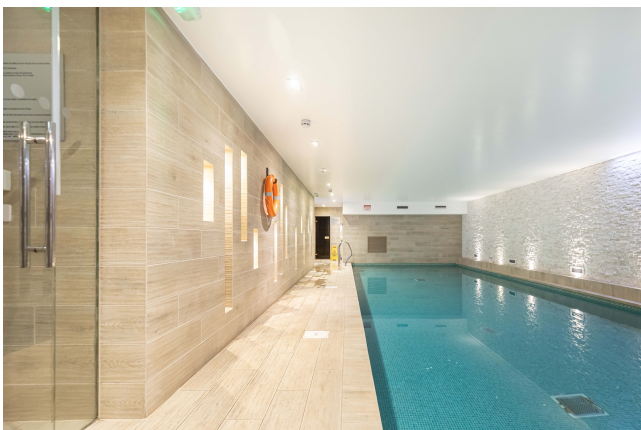
Boasting 2 double bedrooms and 2 bathrooms including an en-suite, with ample storage throughout the property. The second bedroom benefits from patio doors leading onto the large balcony.

Allocated parking right outside making coming and going easy.

With this property, you'll have the best of both - a cosy place call home and fantastic amenities to enjoy at your leisure.

Pets permitted on permission.



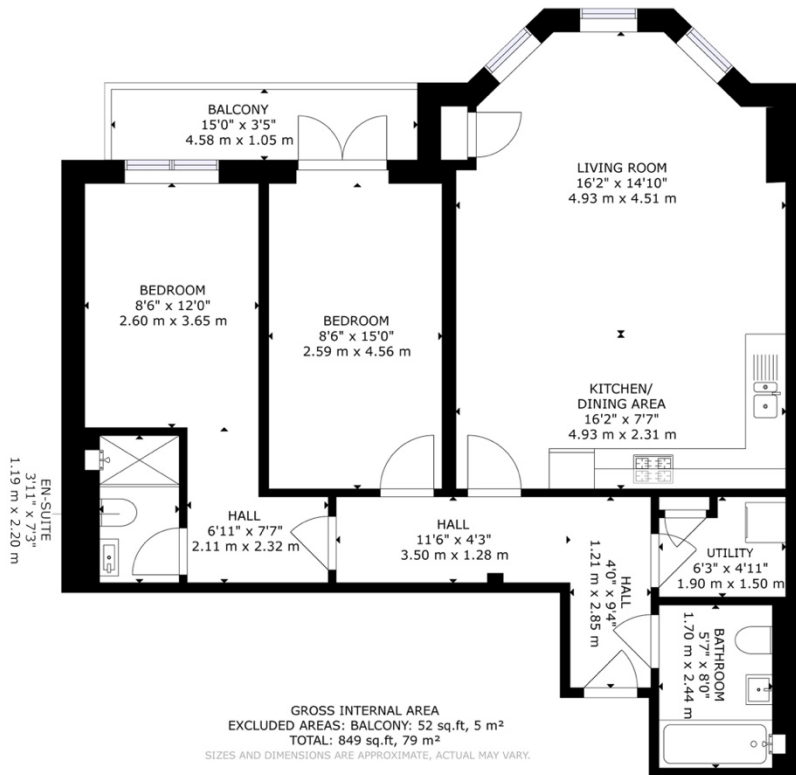


What the owner says.

“As a new build property and a first time buyer this property was perfect for me when I purchased new in 2017. The flat size for a new build was larger than other similar in price in the area. The location is perfect for both a short 5 minute walk to the beach and also a 15 minute walk to the train station for London. Also close to amenities in Bournemouth Town Centre and Christchurch, which is what I wanted. When I have rented out the spare room the flat is big enough for all to feel they have enough space. The flat lights up in the afternoon as it captures the sun until sunset from 1200 onwards, making the flat feel larger than its size. The elevated position and being set back from the road brings with it an extra layer of privacy I was surprised and grateful for. I will miss the sun on the balcony of a weekend, be that a coffee in the morning - or a beer in the evening! The gym and pool are also amazing!”

Where it is.

Exton Gardens is only a 20 minute walk away from the local beach. A short drive away from Bournemouth Town Centre with its local amenities, shopping facilities, restaurants and bus routes. Castle point shopping park (a short drive away) offers a plethora of shopping facilities and opening times to suit your lifestyle. Routes in and out of town are easily accessible via the nearby Wessex Way and Bournemouth Train Station.



FLOOR 1

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Technical bits.

- Luxury Swimming Pool, Sauna & gym on site
- Allocated parking
- Approx. 849 Sq. Ft
- Service Charge £1600 pa
- Council Tax Band - D
- Chain Free
- Two-bedroom, two-bathroom apartment
- Ground rent - £300 pa
- Leasehold - 117 years left
- EPC - B

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.