



HEARNES

WHERE SERVICE COUNTS

A beautifully maintained ground floor apartment part of the highly regarded Fairhaven Court, a McCarthy & Stone development of 51 properties set over four floors, all served by a lift moments from Boscombe Spa and the beach front.

The development offers the reassurance of a resident Manager and a 24-hour Appello emergency call system. The development also benefits from residents' parking, a modern communal sitting area, and well-maintained gardens, in addition to the apartment's own private outside space. The property is accessed via a secure entry system and has the support of a house manager for residents' assistance. Ideally positioned less than half a mile from Boscombe Pier and the golden sandy beaches, with a promenade stretching from Hengistbury Head to Sandbanks, this apartment is a must-view. Boscombe Spa's vibrant high street, with its cafés, restaurants, and local amenities, is just a short walk away.

The apartment comprises an entrance hall with useful storage cupboard, a living room that opens via a patio door onto a small paved patio, and a modern kitchen fitted with a range of wall and floor units and space for appliances.

The bedroom is a comfortable double with a built-in wardrobe, while the shower room is fitted with a walk-in shower, WC, and vanity unit.

This property offers an excellent opportunity to enjoy independent retirement living in a well-maintained, secure development with convenient access to local amenities.

Residents must be over 60, or in the case of a couple, one must be over 60 and the other over 55.

Maintenance: £1,400 every 6 months, to include communal heating, residents laundry, coffee lounge, resident kitchen, window cleaning, garden services, communal cleaning and development onsite manager.

Leasehold: 91 Years remaining.

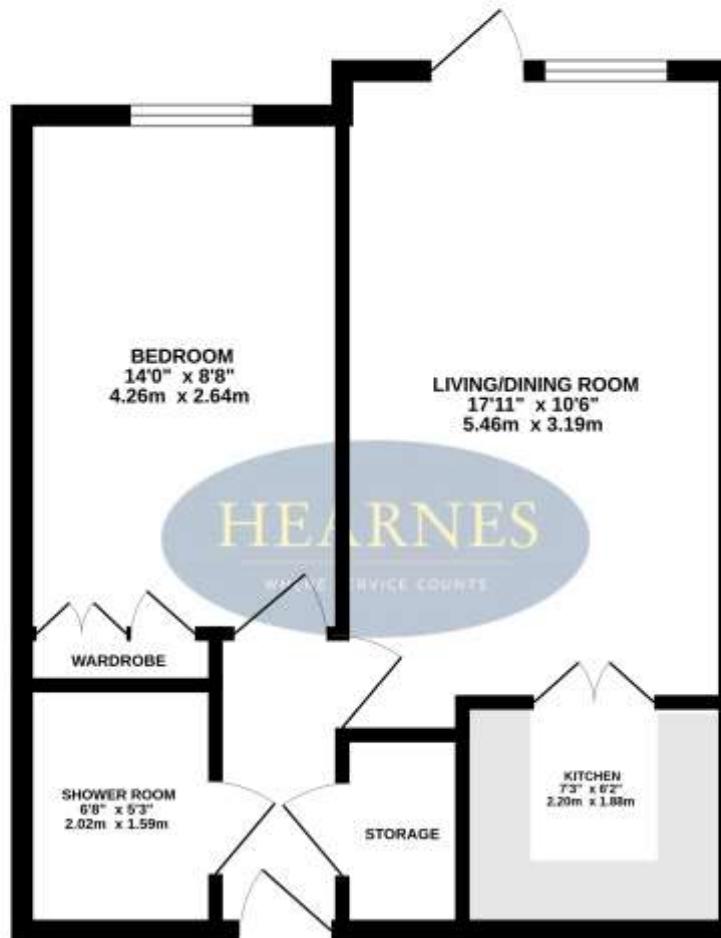
Council Tax Band: C

EPC Rating: B

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



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These floor plans are for guidance only and should not be used as exact 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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