

# HEARNES

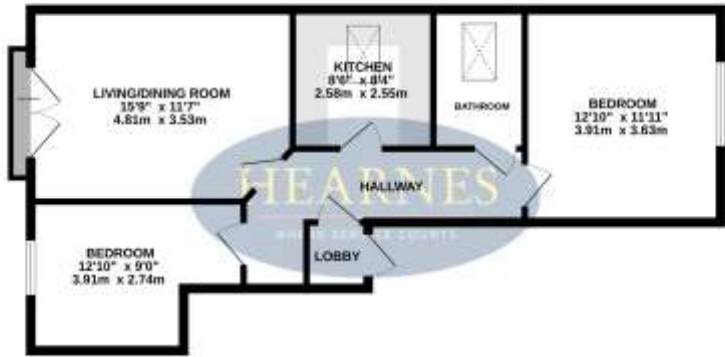
WHERE SERVICE COUNTS



A modern two bedroom top floor apartment located within a premier location moments from southbourne high street and the award winning sandy beaches. Featuring a long lease and lift. Allocated parking. No forward chain.

[www.hearnes.com](http://www.hearnes.com)

TOP FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 sq.m.) approx.  
 Measurements are for information only and are not intended to be used as a basis for any legal proceedings. The actual measurements may vary slightly from those shown on the plan. The floor area is measured to the internal face of the walls. The area of the kitchen is measured to the external face of the walls. The area of the bedrooms is measured to the internal face of the walls. The area of the bathroom is measured to the internal face of the walls. The area of the living/dining room is measured to the internal face of the walls. The area of the hallway and lobby is measured to the internal face of the walls. The area of the entrance is measured to the external face of the walls. The area of the stairs is measured to the internal face of the walls. The area of the landing is measured to the internal face of the walls. The area of the balcony is measured to the external face of the walls. The area of the garden is measured to the external face of the walls. The area of the driveway is measured to the external face of the walls. The area of the parking space is measured to the external face of the walls. The area of the carport is measured to the external face of the walls. The area of the garage is measured to the external face of the walls. The area of the shed is measured to the external face of the walls. The area of the outbuilding is measured to the external face of the walls. The area of the fence is measured to the external face of the walls. The area of the gate is measured to the external face of the walls. The area of the driveway is measured to the external face of the walls. The area of the parking space is measured to the external face of the walls. The area of the carport is measured to the external face of the walls. The area of the garage is measured to the external face of the walls. The area of the shed is measured to the external face of the walls. The area of the outbuilding is measured to the external face of the walls. The area of the fence is measured to the external face of the walls. The area of the gate is measured to the external face of the walls.

For illustrative purposes only - not to scale.

A modern two bedroom top floor apartment located in a highly sought after location within easy reach of the popular Southbourne High Street and only a moments walk to the seafront with the picturesque Hengistbury Head and Christchurch Town Centre all within easy reach. The property benefits from a modern kitchen and bathroom, lift, long lease and allocated parking. Offering an Ideal first time purchase or investment opportunity the property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the top floor and entrance to the apartment. On entering the property a hallway leads into a living/dining room offering a pleasant outlook. The property features a modern fitted kitchen and bathroom whilst both bedrooms are generously sized.

Externally the property benefits from an allocated parking space.

Leasehold - 110 years remaining on the lease  
 Service Charge - Approximately £1600.00 per annum  
 Ground Rent - £240.00 per annum

**EPC RATING: C COUNCIL TAX BAND:C**



01202 317317  
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.

