



HEARNES
WHERE SERVICE COUNTS

A superbly presented one double bedroom first floor apartment, ideally located within easy reach of Boscombe Spa beaches and Boscombe High Street. Offering bright and spacious open-plan living, a modern fitted kitchen and bathroom, allocated parking, and no onward chain, this property would make an ideal first-time buy, investment, or coastal holiday home.

The development is entered via secure gates, with a sweeping driveway leading to the main entrance. The apartment itself is accessed via a well-presented and secure communal hallway, with stairs rising to the first floor and a private entrance door. The entrance hall offers a useful utility cupboard and access to all principal rooms. A particular feature of the apartment is the spacious open-plan kitchen/living room, enhanced by a large sash window overlooking the side aspect. The modern fitted kitchen comprises an attractive black work surface, a range of base and eye-level units, integrated appliances, and a breakfast bar. There is also ample space for both dining and a home office setup if required.

The bedroom is a generous double, benefitting from floor-to-ceiling built-in wardrobes and two bright windows. The bathroom is luxuriously finished, fully tiled, and comprises a bath with shower over, feature recess, WC, wash hand basin, and LED sensor lighting.

Externally, the property benefits from an allocated parking space as well as visitor parking. The apartment is offered with no onward chain.

Maintenance: £1,300 per annum

Ground Rent: £170 per annum

Council Tax Band: A **EPC Rating: D**

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.



FIRST FLOOR
468 sq. ft. (43.5 sq. m.) approx.



TOTAL FLOOR AREA: 468 sq. ft. (43.5 sq. m.) approx.

While 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 misstatement. 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

