



HEARNES

WHERE SERVICE COUNTS

A stunning three double bedroom apartment within the exclusive Coastal development. Ideally located on Bournemouth cliff top this luxury development is situated only a moments walk to the award winning sandy beaches and Bournemouth.

The development is accessed via a video entry system, with a beautifully maintained communal hallway and lift providing access to the second floor and entrance to the apartment. On entering the property a welcoming hallway with useful storage cupboards provides access to all principal accommodation. The spacious open plan kitchen/ living area provides access to the balcony. The kitchen offers a comprehensive range of floor and wall mounted units finished with granite work surface, comprehensive range of integrated appliances.

The property's three bedrooms are all double in size with the master bedroom being served by a spacious en suite shower room comprising a WC, wash hand basin and large shower enclosure. Completing the accommodation is a further luxury family bathroom.

The property is situated within beautifully landscaped communal grounds with various secure access points leading to the seafront and Town.

Maintenance charges approximately £1,940 per annum.

Ground Rent £250.

Approximate lease at 143 years.

COUNCIL TAX BAND: E EPC: 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.



SECOND FLOOR
939 sq.ft. (87.3 sq.m.) approx.



