



6 The Tarrants 6

HEARNES
WHERE SERVICE COUNTS

An immaculate two double-bedroom, two bath/shower room first-floor apartment, ideally located backing onto the beautiful Bournemouth Gardens, offering easy access to Bournemouth Town Centre and the award-winning sandy beaches. Boasting over 1,000 sq. ft. of accommodation, this superbly appointed home features a generously sized living/dining room and a large enclosed balcony with bi-folding windows, providing stunning views over Bournemouth Gardens and beyond. Additional benefits include an en suite shower room, secure underground parking, lift access, and a share of the freehold.

The development is accessed via a secure entry phone system, leading to a well-maintained communal hallway with a lift to the top floor and apartment entrance. Upon entering, a spacious hallway with ample fitted storage cupboards and a study area opens into the generously proportioned living/dining room, which leads to the enclosed balcony featuring full-length bi-folding windows. The modern kitchen is fitted with a range of base and eye-level units, offering space and plumbing for domestic appliances, a breakfast bar area, and dual-aspect windows with serene tree views.

Both bedrooms are doubles, with the primary bedroom boasting custom-designed floor-to-ceiling wardrobes and matching drawers. It also features a contemporary en suite shower room with a WC, a wash hand basin set within a sleek vanity unit, and a spacious double-sized shower enclosure. Completing the accommodation is a well-appointed bathroom comprising a WC, wash hand basin, and a bath with a shower over.

Externally, the property benefits from beautifully a maintained communal garden, secure underground parking space along with ample visitor parking.

Share of freehold - 995 years remaining
Maintenance - £3,000 per annum

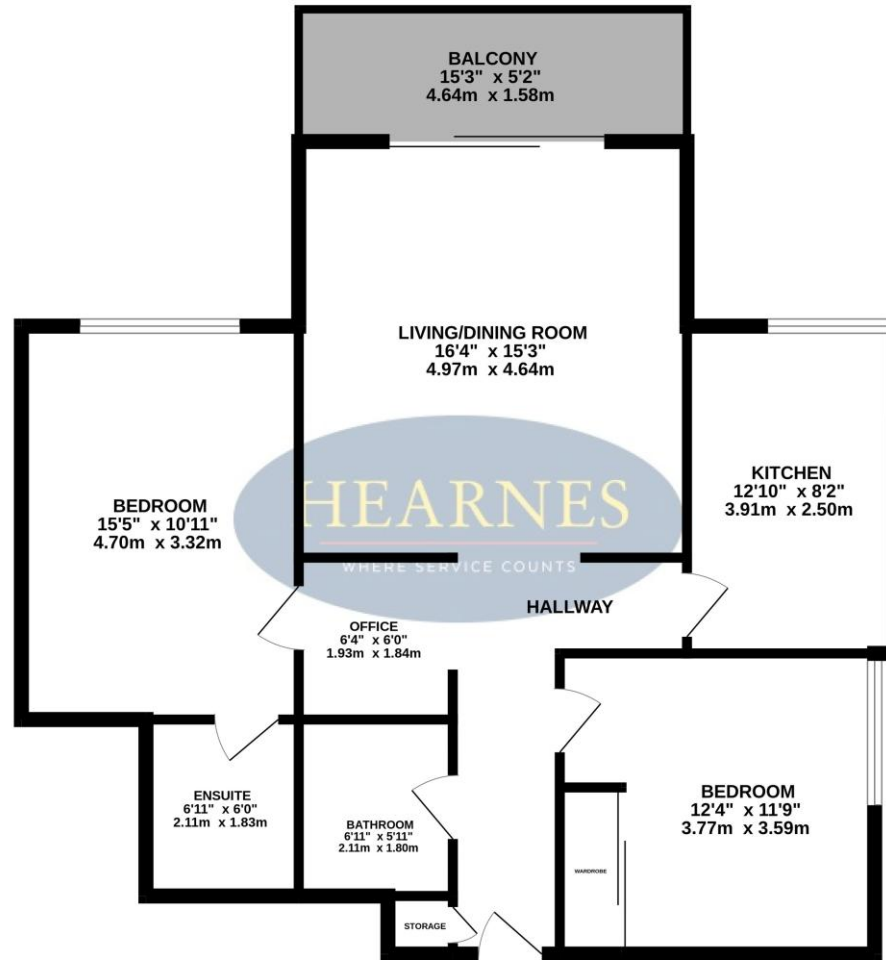
EPC Rating: C

Council Tax Band: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnas 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
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

Whilst 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 mis-statement. 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

