



**HEARNES**  
WHERE SERVICE COUNTS

A simply stunning first floor apartment situated in a beautiful character building, once occupied by King Edward and sympathetically converted in 2003. The development is located conveniently just 1.5 miles distant from Bournemouth Town Centre and only 0.5 mile walk from award winning sandy beaches.

A secure intercom entry phone gives access to an immaculately kept communal hallway, with stairs giving access to the first floor. On entering the apartment there is a spacious, welcoming hallway giving access to all accommodation as well as to a useful storage cupboard. The living/dining room is a particular feature, with a beautiful box bay window flooding the room with light. A separate kitchen is fitted with a range of modern base and eye level units, complimented by contrasting work surfaces and fitted with a range of integrated appliances.

The master bedroom is a particularly large double with attractive bay window, also giving access to an en-suite shower room fitted with corner shower enclosure, WC and wash basin. Bedroom two is another spacious double room, this is served by a separate bathroom which is luxuriously appointed with panelled bath, WC and wash basin.

To the rear of the property there is an allocated off road parking space which is accessed via electrically operate double gates. The apartment further benefits from use of well maintained communal gardens.

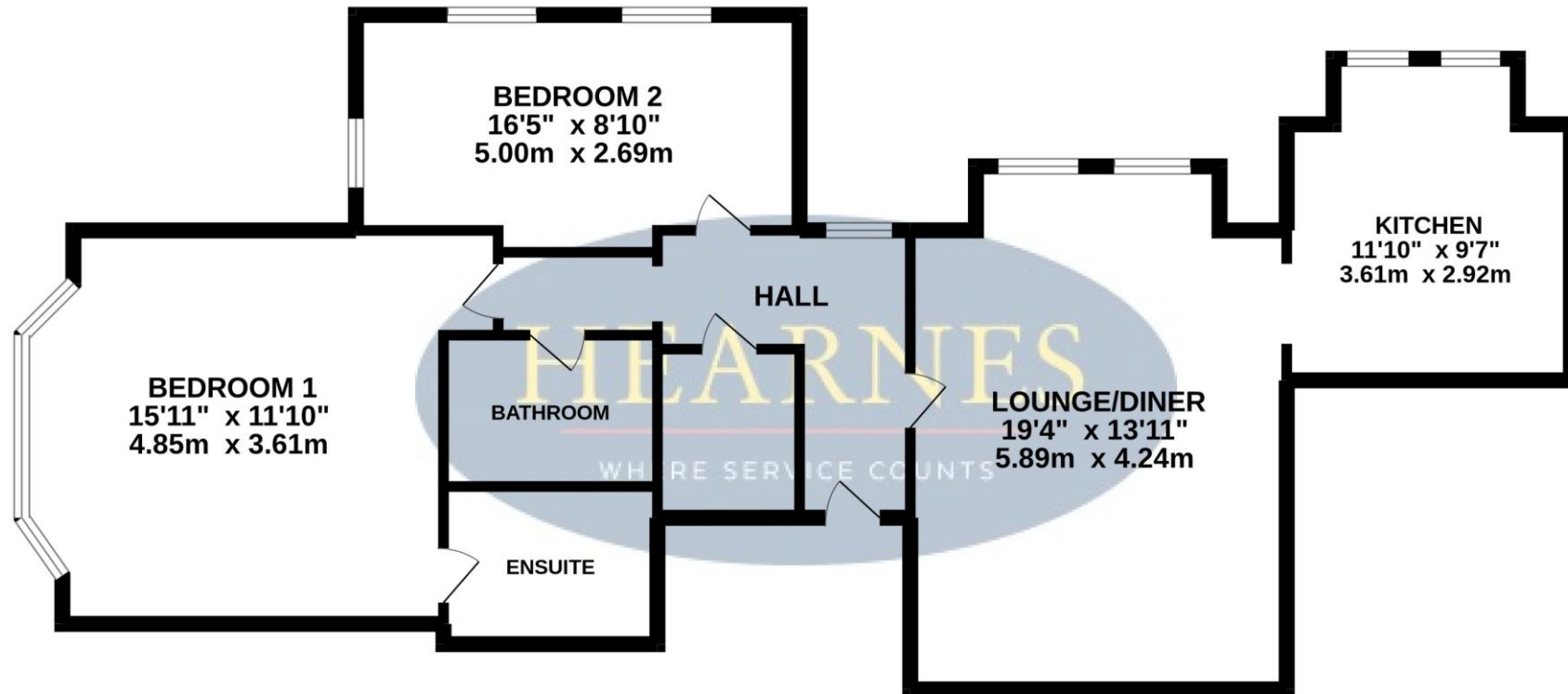
Lease term, approximately 189 years remaining. Tenant in situ.

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

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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**  
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044sq.ft. (97.0 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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