



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom, third floor apartment located in the beautiful Branksome Park location only a moments walk to the ever popular Westbourne village and beaches at Branksome Chine. The property has been superbly maintained by the current owner and features a high specification kitchen and bathroom with further benefits including a sunny aspect balcony and garage.

The development is accessed via a secure entry phone system with a beautifully maintained communal hallway and lift which provides access to the third floor and entrance to the apartment. On entering the property a welcoming entrance hall provides access to all accommodation. A spacious living room offers a pleasant and far reaching outlook and leads onto a private balcony. A separate kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finishing with a matching work surface and range of integrated appliances.

Both of the bedrooms are generously sized double rooms both benefitting from fitted wardrobes whilst being served by a luxury bathroom comprising a WC, wash hand basin, bath and separate shower enclosure. Externally the property is situated within beautifully maintained communal grounds. The property is conveyed with a single garage and residents permit parking.

Share of Freehold: 143 years remaining on the lease
Service Charge: £2412.00 per annum - includes water and sewerage, building maintenance and insurance.
Ground Rent: Peppercorn

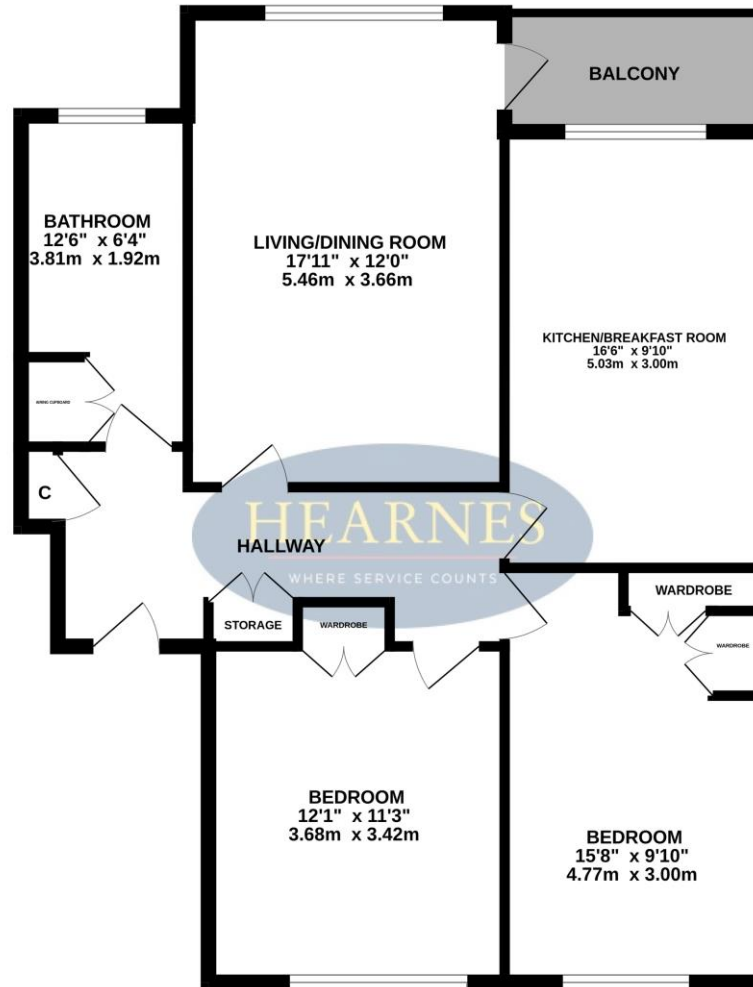
EPC: C

COUNCIL TAX BAND: C

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.



THIRD FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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