



HEARNES
WHERE SERVICE COUNTS

A beautifully presented and refurbished top-floor apartment, set within a characterful conversion just moments from Queens Park Golf Course. Ideally located close to a range of shops and amenities in Charminster and Bournemouth Town Centre, with its award-winning sandy beaches approximately 2.5 miles away.

An attractive communal entrance provides access to stairs leading to all floors, with this being the only flat on the second floor, ensuring a sense of privacy. Upon entering, the spacious hallway leads to all accommodation. The impressive living/dining room boasts a charming open fireplace with a brick surround, large windows that flood the space with natural light, and a raised dining area featuring attractive exposed timber beams. The separate kitchen has been refitted with a range of modern base and eye-level units, integrated double ovens, and a gas hob.

The primary bedroom is a generous double with access to a dressing area, benefitting from a range of fitted wardrobes and drawers. Bedroom two is also a double, featuring a spacious built-in cupboard. Both bedrooms are served by a stylishly updated shower room, complete with an oversized shower enclosure, WC, and washbasin, all complemented by contemporary tiling and wood panelling.

Further benefits include a spacious communal garden and a private ground-floor storage area, ideal for bikes and additional belongings.

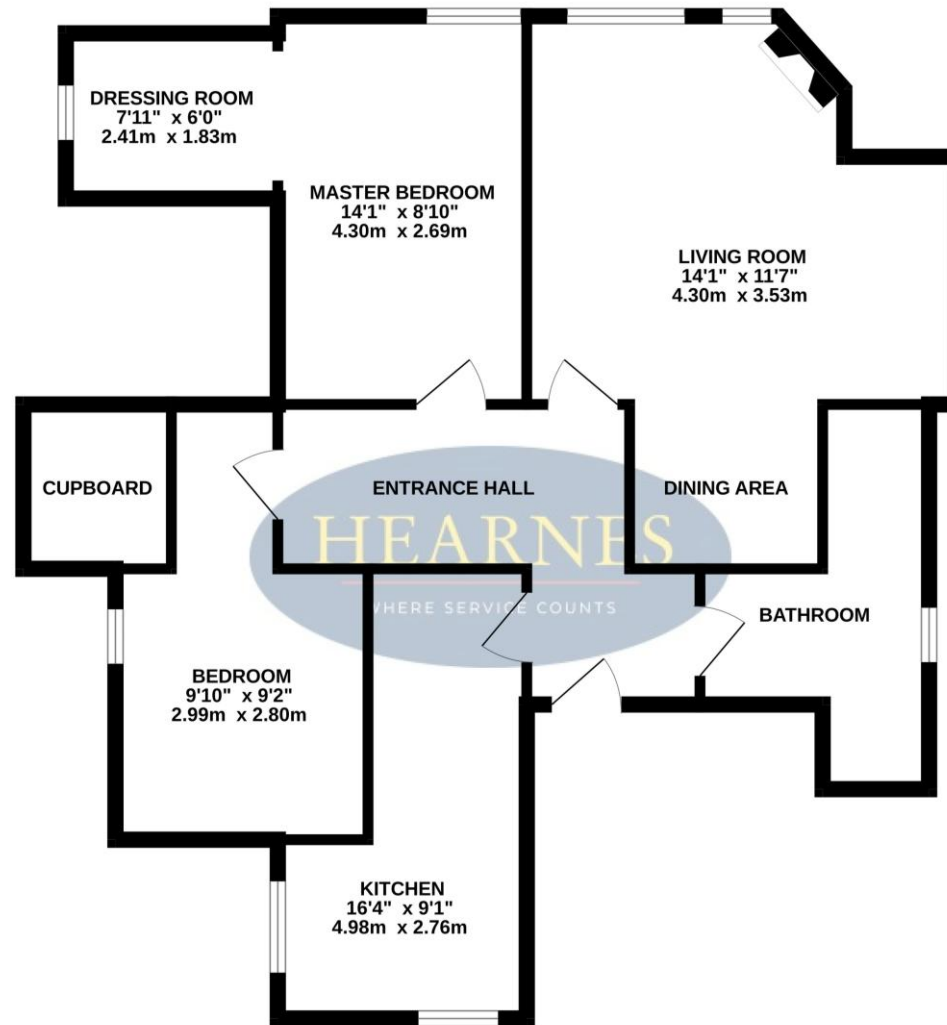
Share of freehold – approximately 256 years remaining.
Service charge approximately £70 per month.

COUNCIL TAX BAND: B

EPC: D

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.





TOTAL FLOOR AREA : 829sq.ft. (77.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

