



HEARNES

WHERE SERVICE COUNTS

An immaculately presented two double bedroom apartment set within an attractive character conversion in the popular East Common area. Ideally positioned within level walking distance of a variety of bars and shops, and close to Dean Park, Bournemouth town centre and the train station.

The development is accessed via twin opening electric gates leading to an attractive block paved driveway where the apartment benefits from an allocated parking space. A secure video intercom system gives access into a well maintained communal hallway with the property being located on the first floor. On entering the apartment a hallway leads into a spacious living room with feature bay window. The living/dining room leads into a modern fitted kitchen offering a range of floor and wall mounted units finished with a contrasting work surface and includes a range of integrated appliances including a double oven with hob and extractor over, fridge/freezer, integrated dishwasher and integrated washer/dryer.

Both bedrooms are generous doubles, with the principal bedroom benefiting from an en suite shower room, finished with part-tiled walls and comprising a WC, wash hand basin with storage beneath, and a walk-in shower. The property also offers a modern fitted bathroom, similarly finished with part-tiled walls, and featuring a contemporary suite including a WC, wash hand basin, and panelled bath.

Externally, the property offers allocated parking, a private bike store, and access to a gated, communal paved driveway.

Share of freehold

Maintenance charges approximately £1,550 per annum to communal area and window cleaning, contributions to a reserve fund, landscape maintenance, health and safety, insurance, repairs and utilities (electricity and water).

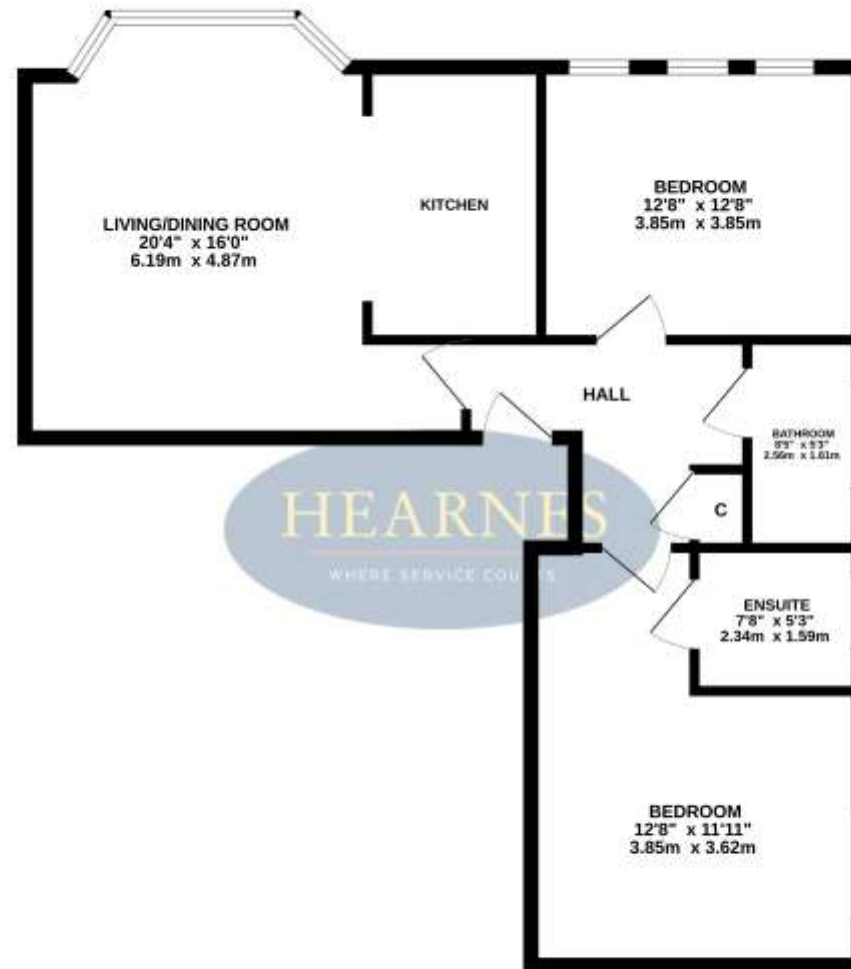
COUNCIL TAX BAND: C

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
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as such by only prospective purchasers. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
(Made with Metropix 5/2025)

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

