



HEARNES

WHERE SERVICE COUNTS

A well presented and spacious two double bedroom ground floor apartment, ideally located within easy walking distance of Bournemouth Town Centre, mainline railway station and award-winning beaches. The property benefits from a spacious living/dining room, separate kitchen and garage.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway with ample storage leading to the entrance of the apartment. On entering the property a hallway opens into a spacious living/dining room overlooking the communal gardens. The separate kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface and space for a dining table.

The property offers two bedrooms, both double in size with ample space for storage, served by a modern fitted bathroom and separate WC.

The development is situated within superbly maintained communal gardens and conveyed with garage and additional visitor parking.

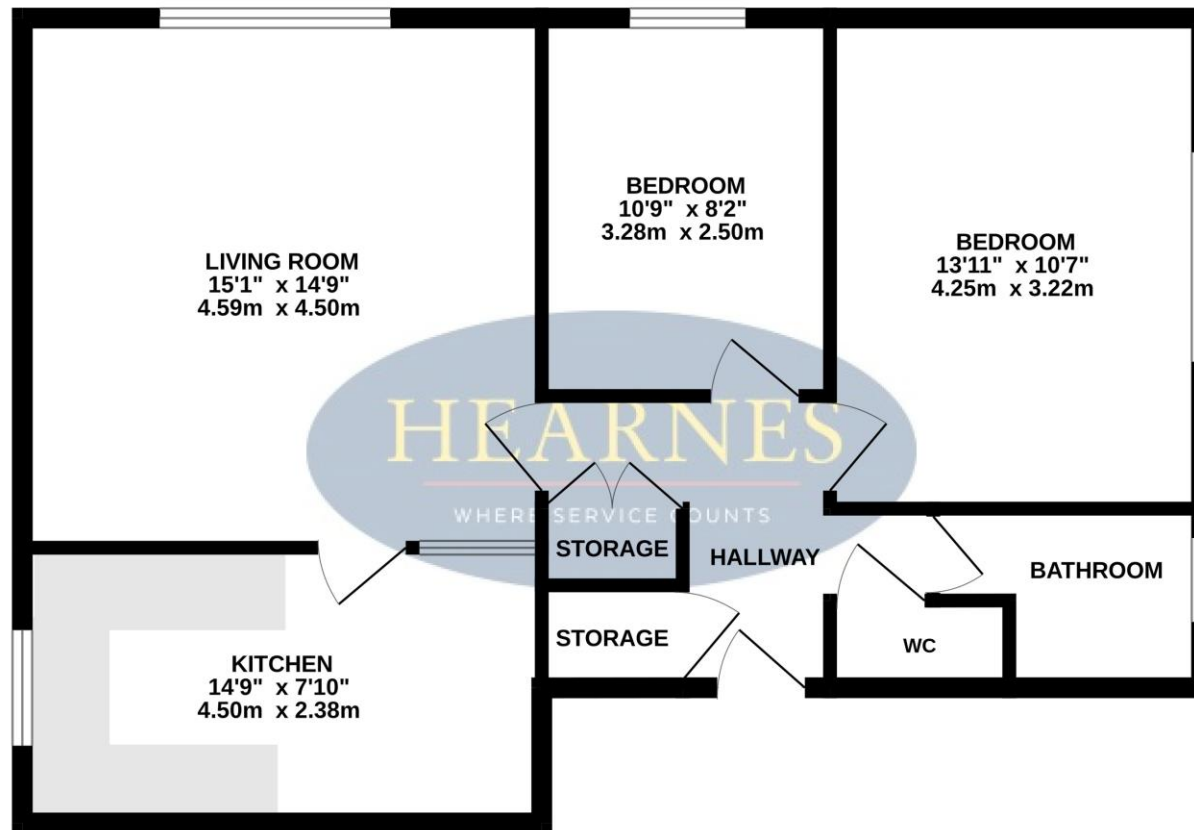
EPC RATING:C

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.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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

