



HEARNES

WHERE SERVICE COUNTS



A truly stunning two double bedroom first floor character apartment ideally located in a central location within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links including mainline train station. The property has been finished to the highest of standards by the current owners and features impressive high ceilings, bespoke flooring, luxury bathroom and kitchen along with a walk in wardrobe to the master bedroom. The property further benefits from a long lease and allocated parking.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway providing access to the first floor and entrance to the apartment. On entering the property a welcoming entrance hall with feature built in bookcase and stunning hard wood herringbone style flooring leads into the impressive living with feature high ceilings and bay window. A high specification, separate kitchen offers a comprehensive range of floor and wall mounted units finished with a selection of integrated appliances along with a solid granite work surface.

The property's two bedrooms are double in size with the master bedroom featuring a walk in wardrobe. Completing the accommodation is a luxury bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is conveyed with one allocated parking space.

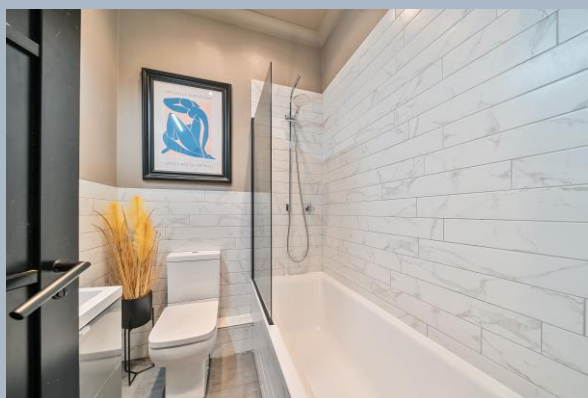
974 years remaining on the lease

Service Charge: £1960.00 per annum

**EPC RATING: B**

**COUNCIL TAX BAND: D**

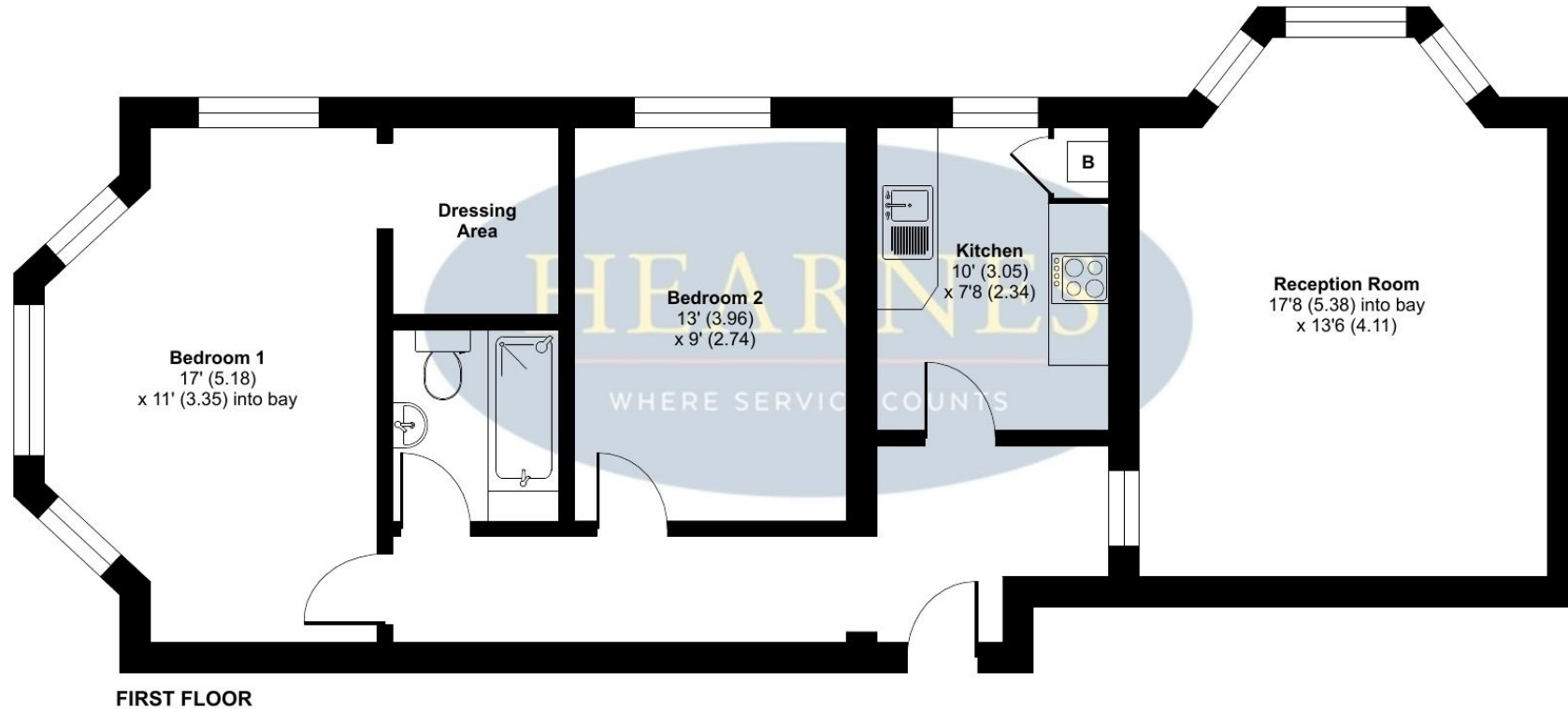
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



# Christchurch Road, Bournemouth, BH1

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1221443

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