



HEARNES

WHERE SERVICE COUNTS

A spacious third floor apartment in an exceptional location overlooking Bournemouth Gardens, just a short walk from Westbourne Village and Coy Pond. The property has been recently redecorated, featuring a modern fitted kitchen, a sunny balcony, secure underground parking, and a share of the freehold.

Access to the apartment is via a secure entry phone system, with a well-maintained communal hallway and lift providing access to the third floor. Upon entering the property, a spacious entrance hall with a useful storage cupboard leads to all principal rooms. The generously sized living/dining room opens onto a private, sunny balcony with a pleasant outlook over the communal grounds. The modern kitchen overlooks the front aspect and offers ample base and eye-level units and contrasting work surfaces.

Both bedrooms are doubles and benefit from fitted wardrobes, the primary bedroom enjoying a lovely view of the rear gardens. A modern shower room and an additional WC complete the accommodation.

The property is set within beautifully maintained communal grounds and benefits from a secure underground parking space, with the added advantage of additional visitor parking.

Share of freehold - 175 years remaining on the lease

Maintenance - £2200.00 per annum

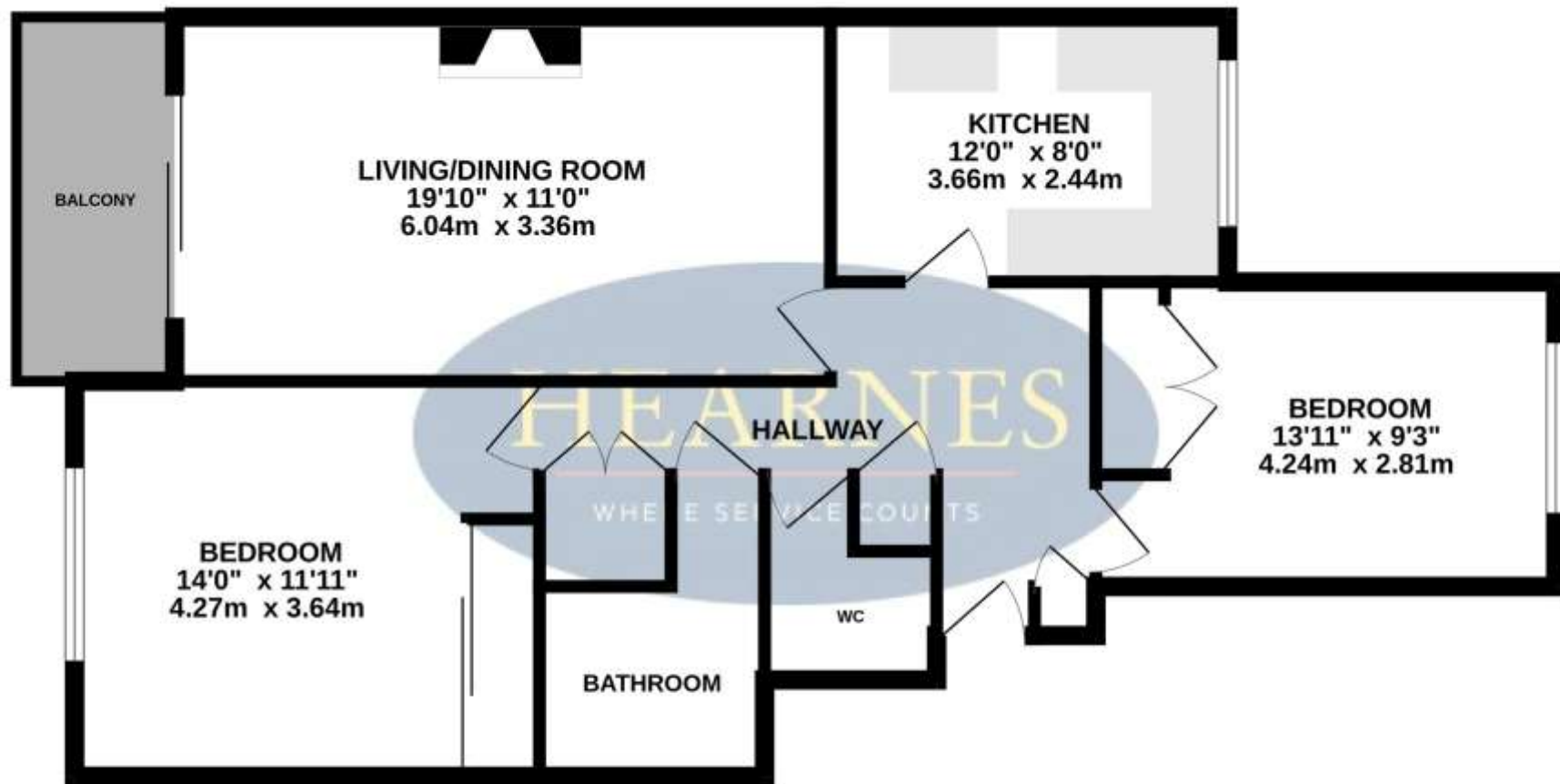
Ground Rent – Nil

COUNCIL TAX BAND: D

EPC RATING: 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.





TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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