



HEARNES

WHERE SERVICE COUNTS

A superbly presented two-bedroom raised ground floor apartment, located in the heart of Bournemouth Town Centre, just a short walk from the award-winning sandy beaches, Bournemouth Gardens, and a wide range of shops, bars, and restaurants. Positioned at the rear of the development, the property has been extensively refurbished by the current owner and features two recently refitted en suite shower rooms, a rear balcony, and secure covered parking. The apartment benefits from a share of freehold, is offered with no onward chain, and has the potential to add electric vehicle charging.

The development is accessed via a secure entry phone system, with a well-maintained communal hallway and lift providing access to the raised ground floor and the apartment entrance. A spacious hallway leads into a light and impressive living/dining room, with double doors opening onto the rear balcony overlooking communal gardens. Through attractive sliding barn doors, the luxury kitchen offers ample floor and wall-mounted units, finished with matching work surfaces and integrated appliances, including a wine cooler.

Both bedrooms are generous doubles, with the primary bedroom served by a luxury en suite bathroom and offering ample space for wardrobes. A recently refitted shower room completes the accommodation. Externally, the property is set within well-maintained communal grounds, accessed via electrically operated gates. The apartment comes with an allocated undercover parking space and ample visitor parking, with two visitor permits available. There is also the option to install electric vehicle charging, subject to management consent.

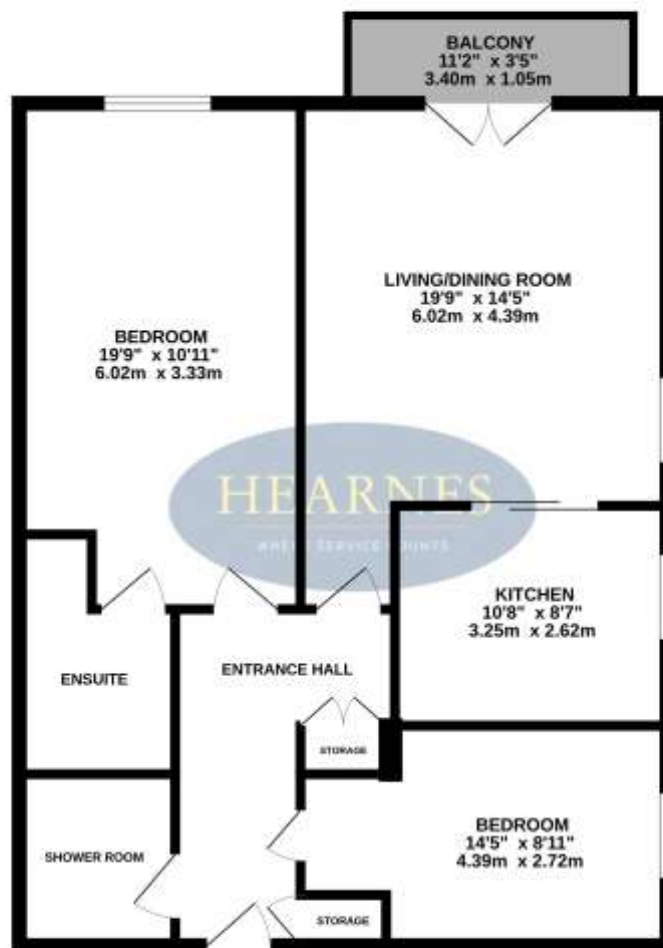
Share of freehold - 999 years from 1999
Maintenance: Approx. £2424.10 per annum

EPC RATING: TBC COUNCIL TAX BAND: E

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
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

We have every attempt to ensure the accuracy of the floorplan contained herein, but we cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intrepid 6/2025

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

