



HEARNES
WHERE SERVICE COUNTS

A well presented first floor apartment situated in a popular and convenient location with garage and allocated parking. Just a short distance from Queens Park Golf Course the property is approximately 3.5 miles from Bournemouth Town Centre offering a wide range of high street shops and restaurants. JP Morgan, Bournemouth Hospital and Castle Point Shopping Centre are all within close proximity.

On entering the property a staircase leads to a spacious entrance hall with original parquet flooring provides access to all accommodation as well as a storage cupboards. The dual aspect living/dining room is of a good size with a continuation of the parquet flooring. The kitchen has been fitted with a range of base and eye level units with space for a cooker, washing machine and over looks the rear aspect.

The principal bedroom is a generous double room with window to front aspect and fitted storage whilst bedroom two is a another large double room overlooking the rear garden. There is a bathroom fitted with a bath and sink, next door to which is a separate cloakroom fitted with a WC and wash basin.

To the rear of the property there is a impressive open garden which is laid to lawn, there is also access to a single garage with up and over door. To the front of the property there is a front garden and driveway parking.

Remainder of 999 year lease

Service Charges payable on an as and when basis.

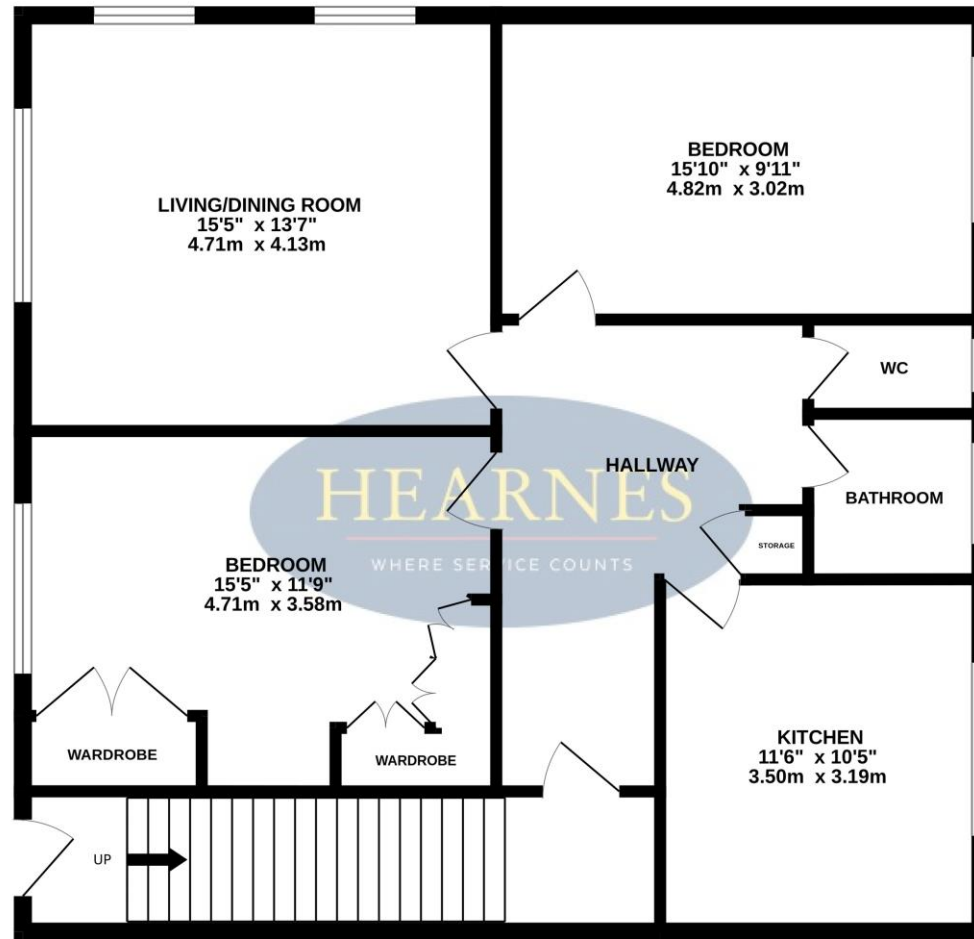
Council Tax Band - B

EPC Rating - C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnas 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.



FIRST FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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

