



HEARNES

WHERE SERVICE COUNTS

An immaculately presented top-floor apartment forming part of an attractive character conversion, ideally situated in a popular and convenient location less than one mile from both Charminster High Street and Bournemouth Town Centre. The property offers excellent access to award-winning sandy beaches, a wide range of High Street shops, and an array of cosmopolitan bars and restaurants.

The development is accessed via secure gates and intercom entry system, with a grand communal entrance hall and staircase leading to the apartment. The apartment opens into a welcoming entrance hallway with an initial porch area, providing access to all accommodation. The spacious dual-aspect living/dining room is arranged in an L-shaped layout, offering ample space for both comfortable seating and a dining area. The recently refitted kitchen benefits from generous storage, LED feature lighting and a large Velux window, creating a bright and contemporary feel. Integrated appliances include a dishwasher, fridge/freezer, washer/dryer, electric oven and hob with extractor over.

The primary bedroom is a generously sized double bedroom overlooking the side aspect, while the second bedroom is also a well-proportioned double room enjoying a front aspect. Both bedrooms are served by a modern family bathroom, fitted with a panelled bath with shower attachment, WC and wash hand basin.

The property sits in well-presented & well-maintained grounds with electric gates giving vehicular access. One allocated parking space conveyed to the property along with visitor parking.

Share of Freehold – 975 years remaining on the lease

Maintenance charge approximately £2,372 per annum (includes buildings insurance)

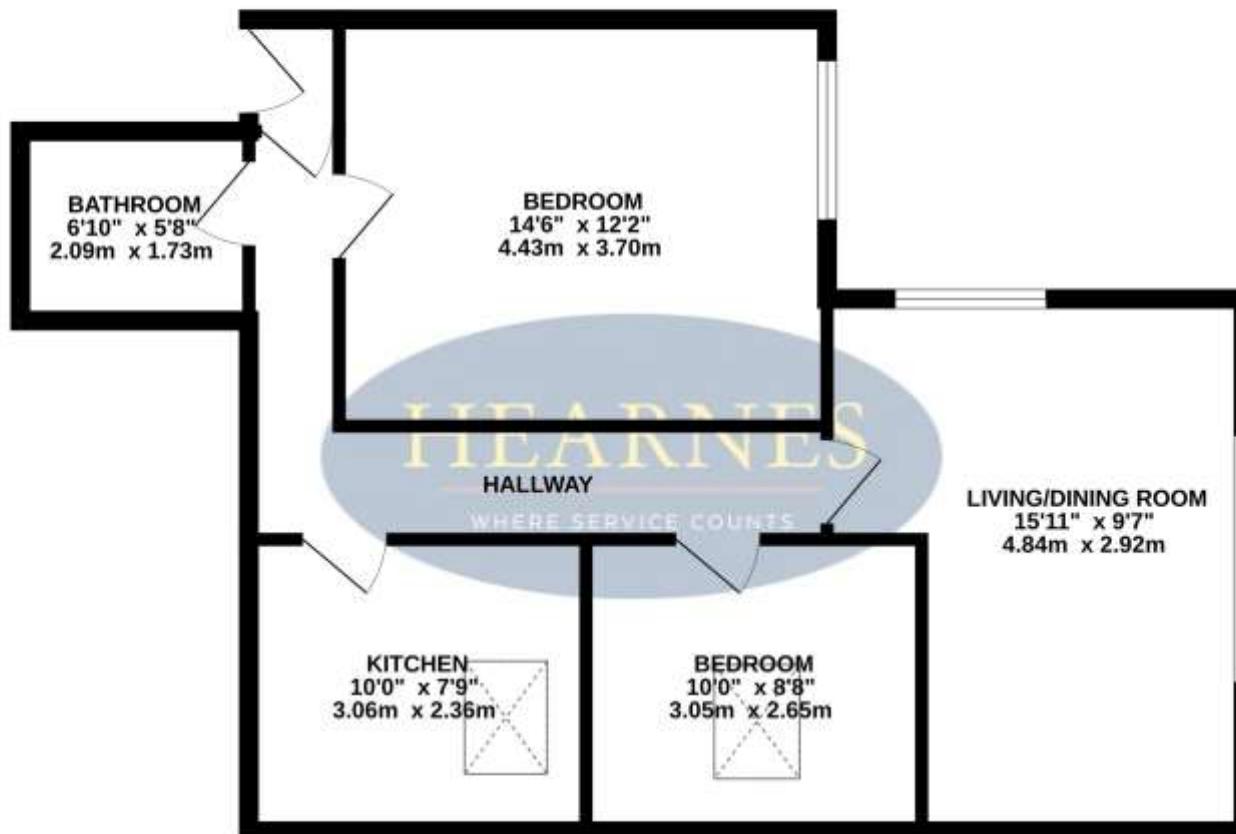
COUNCIL TAX BAND: B

EPC RATING: C

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



653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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

