

HEARNES

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GUIDE PRICE - £200,000



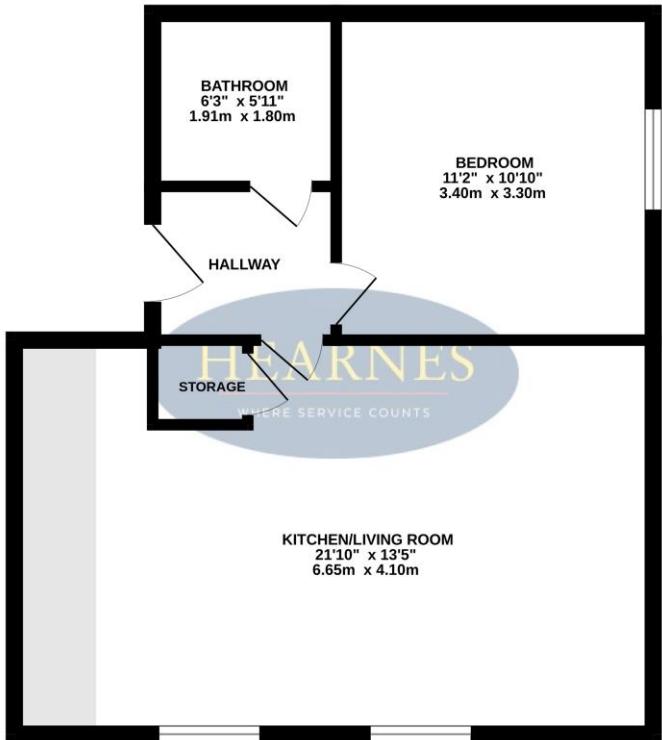
Highfield Hall

Christchurch Road, Bournemouth, Dorset, BH1 3PF

A stunning ONE BEDROOM TOP FLOOR apartment located in the EXCLUSIVE HIGH FIELD HALL development in close proximity to BEACHES. The property features a stunning OPEN PLAN kitchen/dining/living room and DOUBLE BEDROOM. Residents parking and PETS PERMITTED.

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SECOND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (45.0 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Microplan 3200

For illustrative purposes only - not to scale.

An immaculately presented one double bedroom top floor apartment situated within the exclusive Highfield Hall development. Completed in late 2019 the property is situated within beautifully maintained communal grounds and is accessed via secure electric gates. The development is situated in an ideal location just a short walk to the award-winning sandy beaches along with providing easy access to Bournemouth Town Centre and transport links. This apartment offers a spacious open plan kitchen/dining/living room, luxury bath/shower room and parking.

The property is accessed via a secured entry phone system with stairs leading to the top floor. On entering the property, a stunning open plan kitchen/dining/living room. The kitchen is finished to a high specification offering ample floor and wall mounted units along with a solid stonework surface and range of integrated appliances. Within the property's living room is a very useful utility cupboard with washing machine and ample storage.

The bedroom is double in size with a pleasant outlook and is served by a luxury fitted bath/shower room comprising a WC, wash hand basin and shower over bath.

Externally the property is conveyed with one parking space.

Leasehold, 125 years from 2019. Maintenance charge approximately £972 per annum. Ground rent £170 per annum.

COUNCIL TAX BAND: A **EPC RATING: B**



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

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