

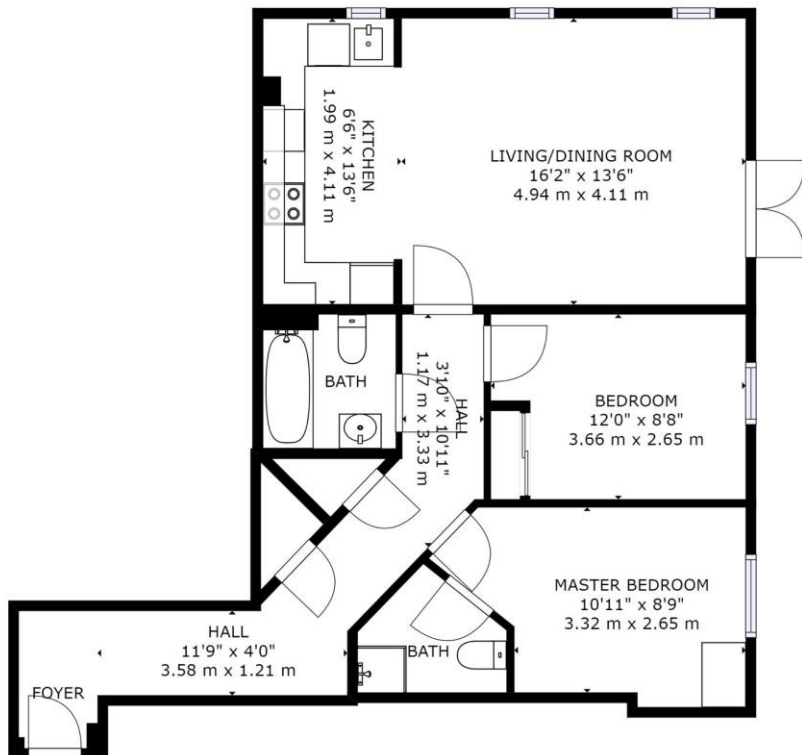
HEARNES

WHERE SERVICE COUNTS



A modern TWO DOUBLE BEDROOM first floor apartment located in a SUPERB LOCATION within easy reach of Bournemouth TOWN CENTRE and WESTBOURNE. Featuring spacious accommodation and benefitting from an OPEN PLAN kitchen/living room, two bath/shower rooms and allocated parking. NO FORWARD CHAIN.

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For illustrative purposes only - not to scale.

A superbly presented two double bedroom first floor modern apartment ideally located within easy reach of Bournemouth Town Centre, main transport links and the popular Westbourne Village. The property features spacious living accommodation and benefits from an open plan kitchen/living room, two bath/shower rooms and secure, allocated parking. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well-maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property, a hallway with useful storage cupboards opens into a spacious kitchen/living room. Both bedrooms are double in size with the master bedroom being served by an ensuite shower room. A modern family bathroom completes the accommodation.

Externally, the development benefits from a communal sun terrace and seating area whilst the apartment is conveyed with one secure, covered parking space.

Leasehold with approximately 106 years remaining. Maintenance charge is approx. £635 every 6 months. Ground rent £145 every 6 months.

COUNCIL TAX BAND: C

EPC RATING: C



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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.