

HEARNES

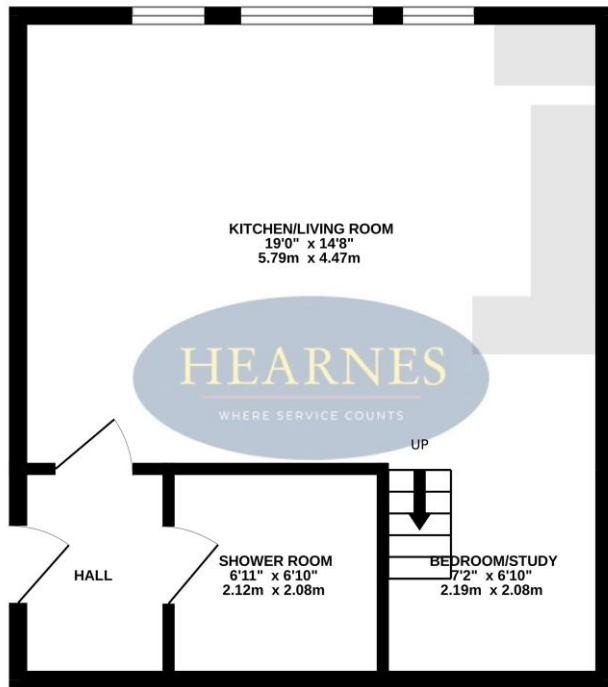
WHERE SERVICE COUNTS



A BRIGHT and SPACIOUS STUDIO apartment situated within the prestigious WEST CLIFF location only a moments walk to the AWARD WINNING SANDY BEACHES and SEAFRONT. Offering an ideal first time purchase or INVESTMENT opportunity. NO FORWARD CHAIN.

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SECOND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 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. 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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For illustrative purposes only - not to scale.

A bright and spacious second floor studio situated in an imposing Victorian building within the highly sought after West Cliff location. The property is ideally located only a moments walk to the award winning sandy beaches and seafront whilst being within easy reach of Bournemouth Town Centre and main transport links. The property features a separate mezzanine sleeping level with a useful dressing area or study beneath along with a separate shower room.

Offering an ideal invest or first time purchase opportunity the property is offered for sale with no forward chain.

The property's accommodation features a spacious studio/living area with the added benefit of a separate mezzanine bedroom level whilst the property's kitchen offers ample storage and work surface space. The property's accommodation is complete with a separate shower room comprising a WC, wash hand basin and shower enclosure.

Leasehold - 99 years remaining on the lease
Service Charge - Approximately £900.00
Ground Rent - £50.00 per annum

EPC RATING: E COUNCIL TAX BAND:D



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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.