



TURTLE BAY

Caribbean Eating & Drinking



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom apartment situated in a premier, landmark development within the heart of Bournemouth Town Centre. Finished to an exceptionally high standard throughout the property features a spacious, open plan kitchen/living/dining room opening onto a spacious sunny aspect balcony offering a pleasant Town outlook, en suite shower room and secure allocated parking.

On entering the property a welcoming entrance hallway, with useful storage cupboards, leads into a stunning open plan kitchen/living area. The living room opens onto a generously sized balcony offering a pleasant far reaching view across the Town. The kitchen offers a comprehensive range of floor and eye level units finished with a matching work surface and range of integrated appliances.

Both bedrooms are double in size with the master bedroom benefitting from a fitted wardrobe and served by a luxury en suite shower room. Completing the accommodation is a further high specification bathroom.

The property is conveyed with secure allocated parking.

Leasehold: 140 years remaining

Ground Rent: £350 per annum

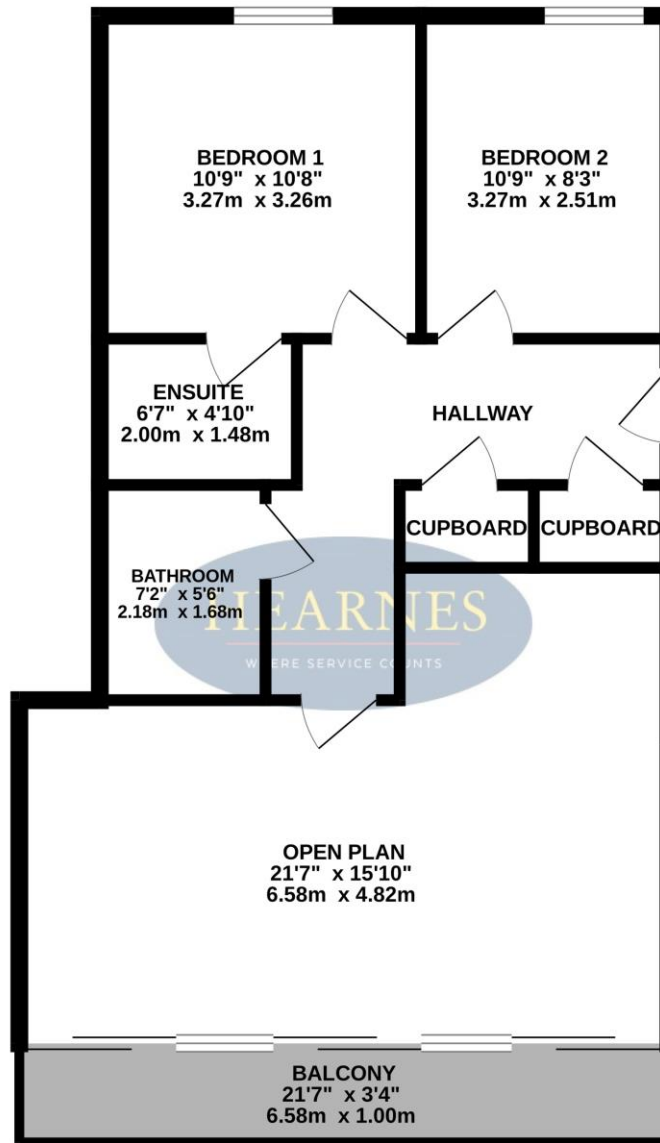
Maintenance: Approx £2,109 per annum

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

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



GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

