



HEARNES

WHERE SERVICE COUNTS

PRIVATE
RESIDENTS
NO TURNING

A beautifully presented and spacious two double bedroom ground floor flat, benefitting from a private patio and garage, and ideally located just a short walk from the cliff top with direct access to the sandy beaches below. The property is conveniently positioned close to local shops along Belle Vue Road, with Tuckton, the River Stour, Hengistbury Head and the popular shops, cafés, bars and restaurants of Southbourne Grove all within easy reach. Regular bus services provide access to Christchurch and Bournemouth town centres.

The main entrance to the development is located at the rear and is accessed via a secure communal door with entry phone system, leading to an inner lobby and the flat's front door. Upon entering the apartment, a welcoming entrance hall provides access to all principal rooms and benefits from several useful storage cupboards. The living/dining room is situated at the far end of the apartment and is a bright and airy space with ample room for both seating and dining furniture. Patio doors open onto a private patio enjoying a pleasant sunny aspect with views across the well-maintained communal grounds. The generously sized kitchen/breakfast room offers space for a table and chairs and features a range of work surfaces with cupboards and drawers below, matching wall-mounted units, an integrated four-burner gas hob with extractor hood, eye-level oven and grill, and space and plumbing for additional appliances.

Both bedrooms are comfortable double rooms with space for beds, wardrobes and additional furniture. The modern shower room is fully tiled and comprises a large walk-in shower, low-level WC and pedestal wash hand basin.

Externally, the development is set within attractively maintained communal gardens, predominantly laid to lawn with established flower and shrub borders. A driveway to the side of the building provides visitor parking and leads to the rear where the garages are located, one of which is conveyed with the flat.

Leasehold - 109 years remaining on the lease
 Service Charge - £584.50 per quarter
 Ground Rent - £150.00 per annum

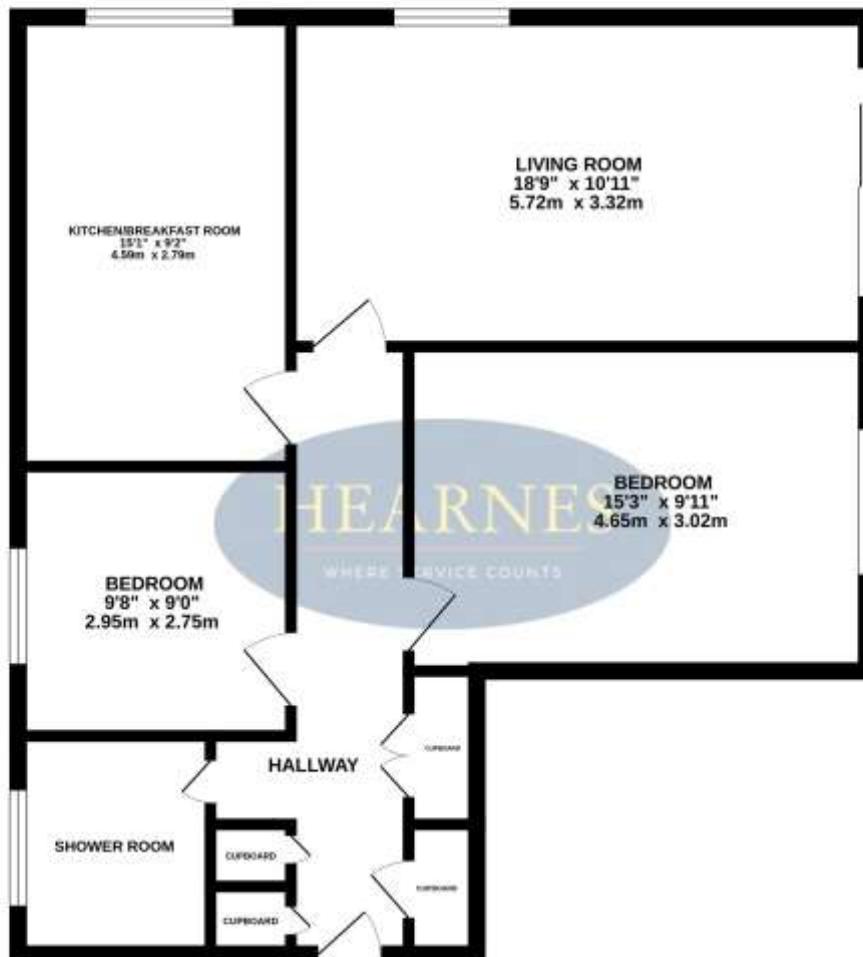
Council Tax Band: B

EPC Rating: D

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.



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.

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

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