



HEARNES
WHERE SERVICE COUNTS

An impressive two double bedroom, two bath/shower room second floor apartment located within the highly sought after East Cliff location and only a moments walk to Bournemouth Town Centre and the award winning sandy beaches. Approaching 1000 sq ft of accommodation the property has been superbly maintained by the current owners whilst further benefiting from a spacious living room, separate kitchen/dining room, lift and secure underground parking. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the second floor and entrance to the apartment. On entering the property an entrance hall, with useful storage cupboard, leads into a spacious living room opening onto a private balcony offering a pleasant outlook. The property benefits from a separate kitchen/dining room with the kitchen offering a range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances.

The property's two bedrooms are generously sized double rooms with the master bedroom benefitting from fitted wardrobes and served by a modern en suite bathroom. Completing the accommodation is a further shower room.

Externally the property is situated within superbly maintained communal grounds whilst the development is accessed via a secure electrically operated double gate. The apartment is conveyed with one allocated underground parking space.

Maintenance - £2,700 annually

No Ground rent

Share of free hold - (997 years remaining)

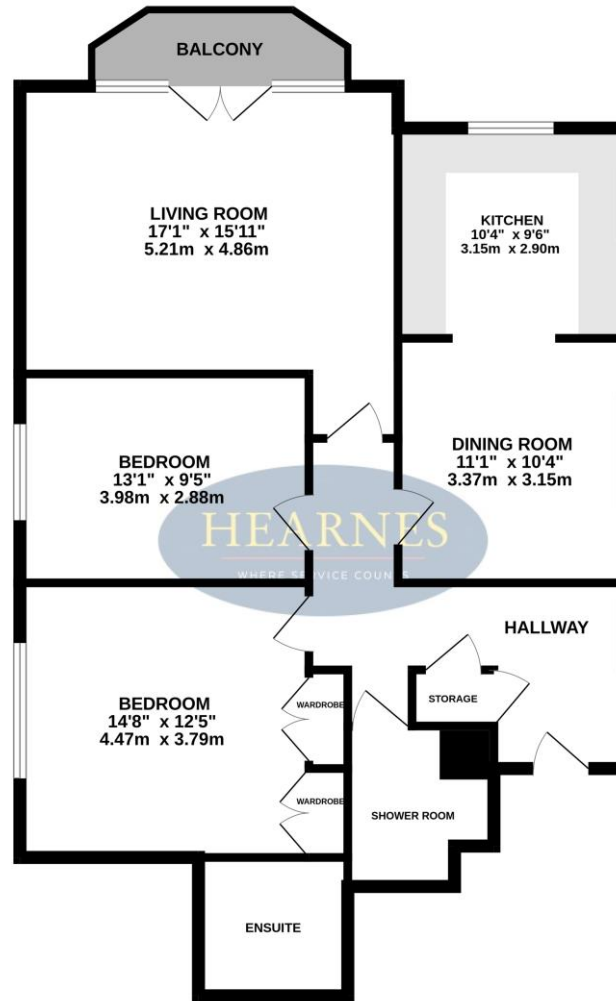
EPC RATING: C

COUNCIL TAX BAND: E

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



995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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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