



MAXIMUM VEHICLE HEIGHT 2.1 METRES

**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented two bedroom ground floor apartment ideally located within a moments walk of Bournemouth Town Centre with its range of bars, shops and restaurants along with being a short distance to the award winning sandy beaches and seafront. The property has been superbly maintained and updated by the current owners and further benefits from a long lease and residents parking.

The development is accessed by a secure entry phone system with a well maintained communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into a spacious open plan kitchen/living/dining room. The kitchen offers a comprehensive range of floor and wall mounted units, finished with a matching work surface and space for a full range of kitchen appliances. Both bedrooms are generous in size and are served by a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is conveyed with residents parking operating on a first come first serve basis.

Leasehold: Approximately 118 years remaining

Ground Rent: Peppercorn

Service Charge: TBC

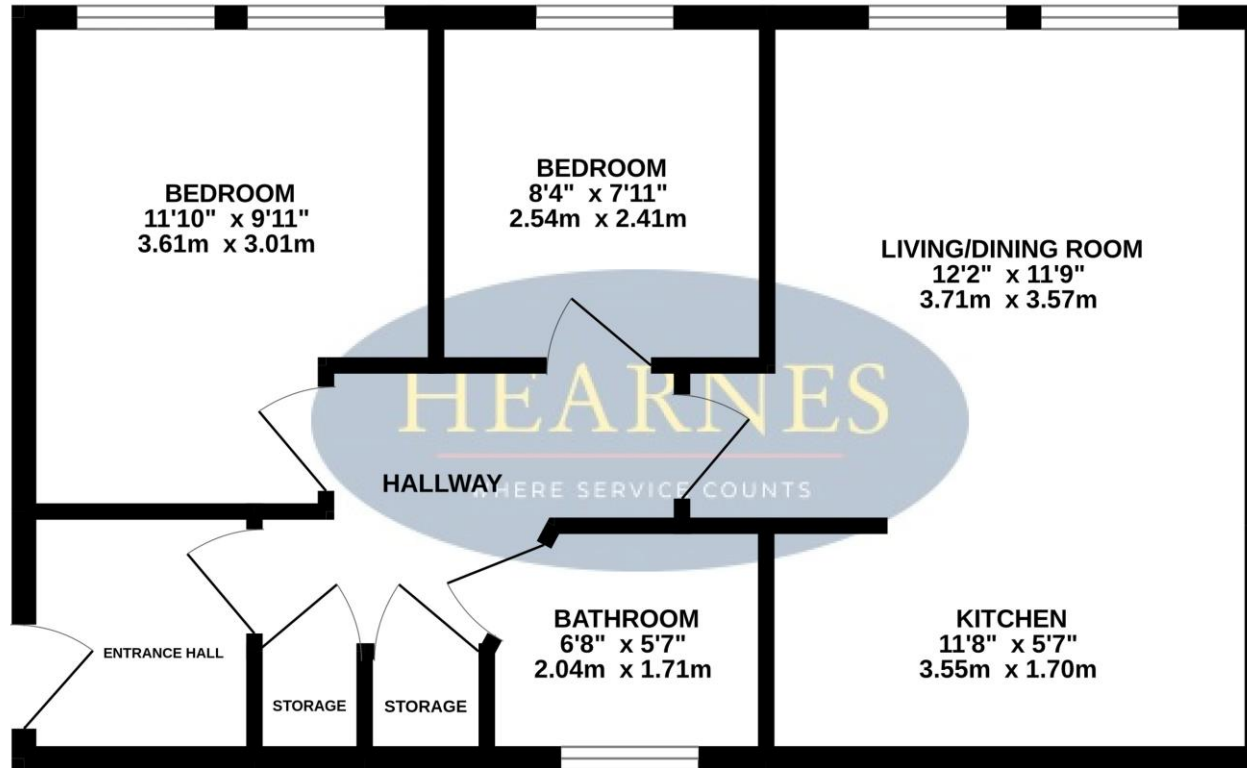
**EPC:C**

**COUNCIL TAX BAND: B**



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnas 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  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

