



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom top floor apartment located in the sought after Baronsmede development within a moments walk to Bournemouth Town Centre and the seafront via the picturesque Bournemouth Gardens. The property has been completely updated and modernised to a high specification by the current owner and features a newly fitted shower room, additional WC and stunning kitchen/breakfast room along with being fully redecorated and newly fitted carpets throughout. The property further benefits from a lift, garage and share of freehold along with gated access directly onto Meyrick Park.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the top floor and entrance to the apartment. On entering the property a welcoming entrance hall, with useful storage cupboards, leads into a spacious and bright living/dining room with doors leading onto a generously sized balcony offering impressive, far reaching views. A newly fitted kitchen/breakfast room, offering a pleasant outlook towards Meyrick Park, features a comprehensive range of floor and wall mounted units finished with a matching solid stone work surface and selection of integrated kitchen appliances.

The property's two bedrooms are both double in size and served by a luxury, newly fitted shower room featuring a large walk in shower enclosure, wash hand basin and WC whilst the apartment also benefits from an additional WC.

Externally the property is situated in superbly maintained gardens and features ample resident permit parking whilst the property is conveyed with a garage.

Share of Freehold - 980 years remaining on the lease

Service Charge - £981 per quarter to include buildings insurance and water

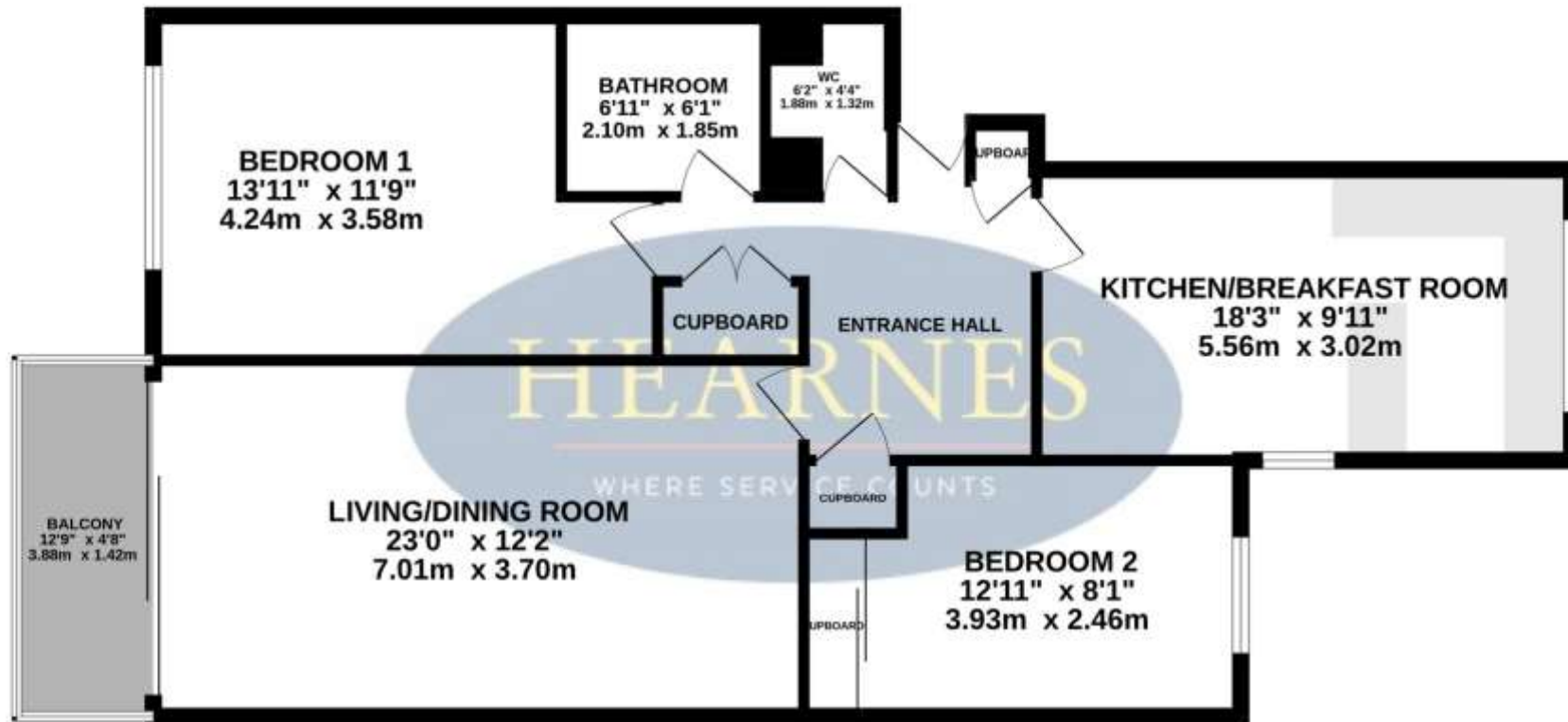
EPC RATING: C

COUNCIL TAX BAND: D

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.



FIFTH FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 969sq.ft. (90.0 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

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