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LET AGREED
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HEARNES

WHERE SERVICE COUNTS

A beautifully presented and deceptively spacious two-bedroom first-floor apartment, benefitting from a private entrance, a spacious living room, modern bathroom and kitchen, and a landscaped south-facing garden. Perfectly positioned within a sought-after residential location just moments from the high street, an internal viewing is highly recommended.

The property is accessed via its own private entrance, with stairs rising to a landing that includes a large storage cupboard, ideal for use as a utility area. The living room is a standout feature, boasting a large bay window, an attractive feature fireplace, and generous proportions. To the front of the apartment, the dual-aspect kitchen offers ample wall and base units, space for appliances, and houses the combination boiler.

The primary bedroom is a generously sized, south-facing double, enjoying a pleasant outlook over the rear garden and benefitting from built-in wardrobes. A second double bedroom, also overlooking the garden, provides excellent versatility—ideal as a guest room, home office, or dressing room. The bathroom is fully tiled and well-appointed, comprising a panelled bath with shower over, pedestal wash hand basin, and WC.

Externally, the flat enjoys exclusive use of a beautifully landscaped, low-maintenance, south-facing rear garden. On-street parking is available.

Tenure: Leasehold – approximately 107 years remaining.

Maintenance: Shared 50/50 with the ground floor flat, as and when required.

Council Tax Band: B

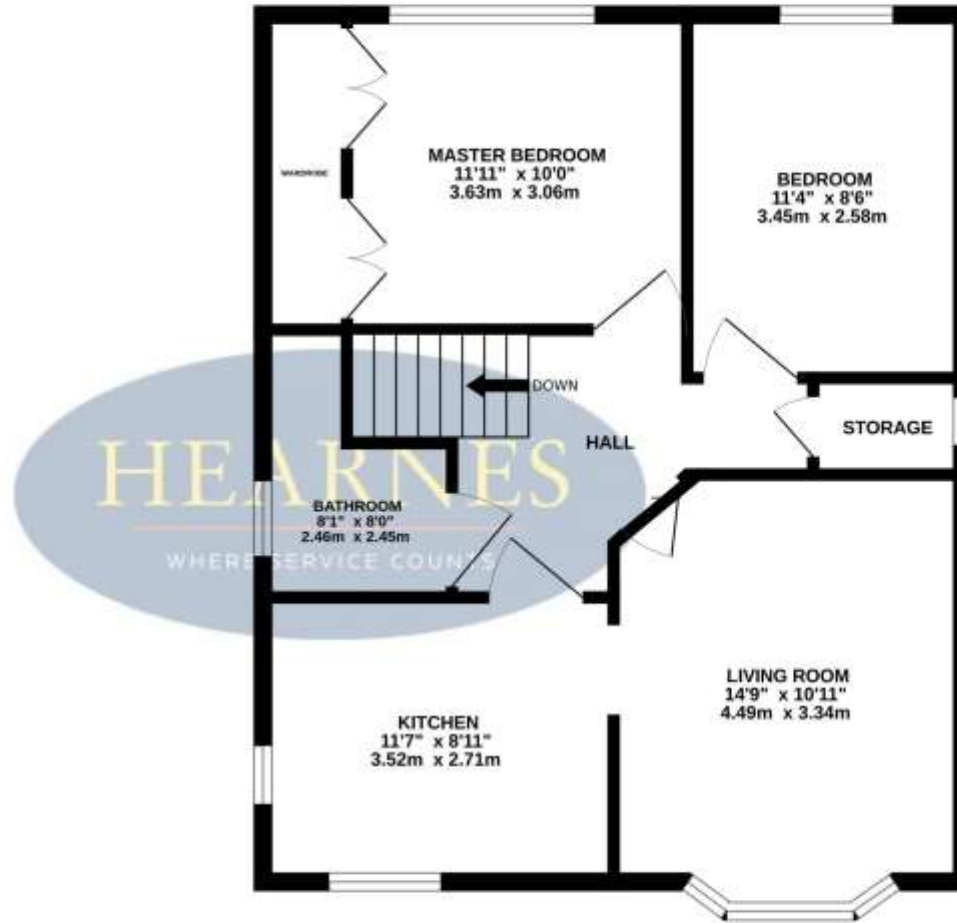
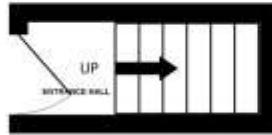
EPC Rating: C

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



ENTRANCE FLOOR
27 sq.ft. (2.5 sq.m.) approx.

FIRST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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 details 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.

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