



HEARNES
WHERE SERVICE COUNTS

A spacious two double bedroom first floor apartment located within a highly sought after location within easy reach of the popular Westbourne Village, Coy Pond and the Bournemouth Gardens leading to Bournemouth Town Centre. The property has been superbly maintained and updated by the current owners, featuring a modern fitted separate kitchen, modern bathroom along with an additional WC and a sunny aspect balcony offering a pleasant outlook. The property also benefits from a garage and lift.

The development is accessed by a secure entry phone system with a well maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the apartment a welcoming hallway with cupboards opens into a spacious living/dining room which leads onto a private balcony. A separate kitchen offers a comprehensive range of floor and wall mounted units, finished with a matching work surface and space for appliances. The property's two bedrooms are both generously sized double rooms with the master bedroom benefitting from ample fitted wardrobes. The accommodation is complete with a modern fitted bathroom comprising a WC, wash hand basin and bath with shower over, along with an additional WC.

Externally the property is situated within superbly maintained communal grounds. The property is conveyed with a garage and additional visitors parking.

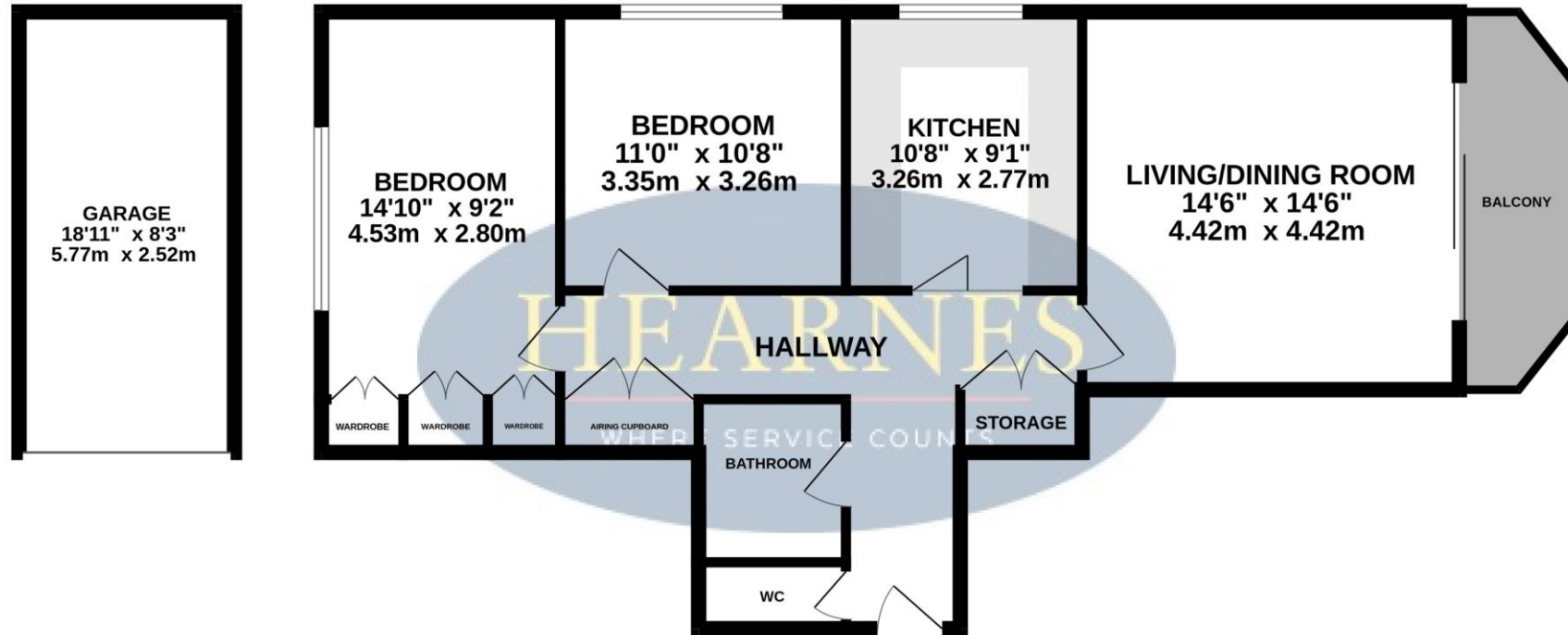
COUNCIL TAX BAND:D

EPC:C

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



FIRST FLOOR
912 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 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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