



HEARNES
WHERE SERVICE COUNTS

A beautifully presented, two double-bedroom ground floor apartment situated in the prestigious Branksome Park area. The property is within easy reach of the popular Westbourne and Canford Cliffs High Streets, both of which offer an array of unique bars, shops, and restaurants. Headinglea is a secluded, luxuriously appointed, purpose-built development with immaculate communal grounds and excellent security features. Finished to an exceptional standard throughout, this apartment boasts two bath/shower rooms, a high-specification kitchen, a spacious living/dining room, a study, a private patio area, and secure underground parking.

Set behind electric gates, a long driveway leads to the secure underground parking, where this apartment benefits from an allocated space. The development is accessed via a secure entry phone system and features a beautifully maintained communal hallway, complete with a lift and access to the ground floor and the apartment entrance. Upon entering the property, you are greeted by a welcoming hallway with a useful storage cupboard. This leads to a contemporary high-specification kitchen/breakfast room overlooking the secluded communal gardens. The kitchen offers a comprehensive range of base-level units, complemented by matching work surfaces, a breakfast bar seating area, and integrated appliances. A standout feature of this apartment is the spacious dual-aspect living/dining room, which features full-height drop glazing and a sunroom with double-opening doors leading to the sun terrace.

The primary bedroom is well-appointed, benefiting from a dressing room, fitted wardrobes, and an en suite shower room. The second bedroom is also a generously sized double room with fitted wardrobes, served by a modern bathroom featuring a WC, wash hand basin, and walk-in shower. The vendors have upgraded the fuse box and installed new click-step laminate flooring in the hallway and living/dining room, enhancing the property's décor and functionality. The apartment is set within beautifully maintained communal gardens and offers secure underground parking as well as ample visitor parking.

Share of freehold Maintenance: £3,200 per annum (paid in two installments of £1,600), which covers buildings insurance, utilities for communal areas, window and communal area cleaning, gardening, general maintenance, and administration/management fees.

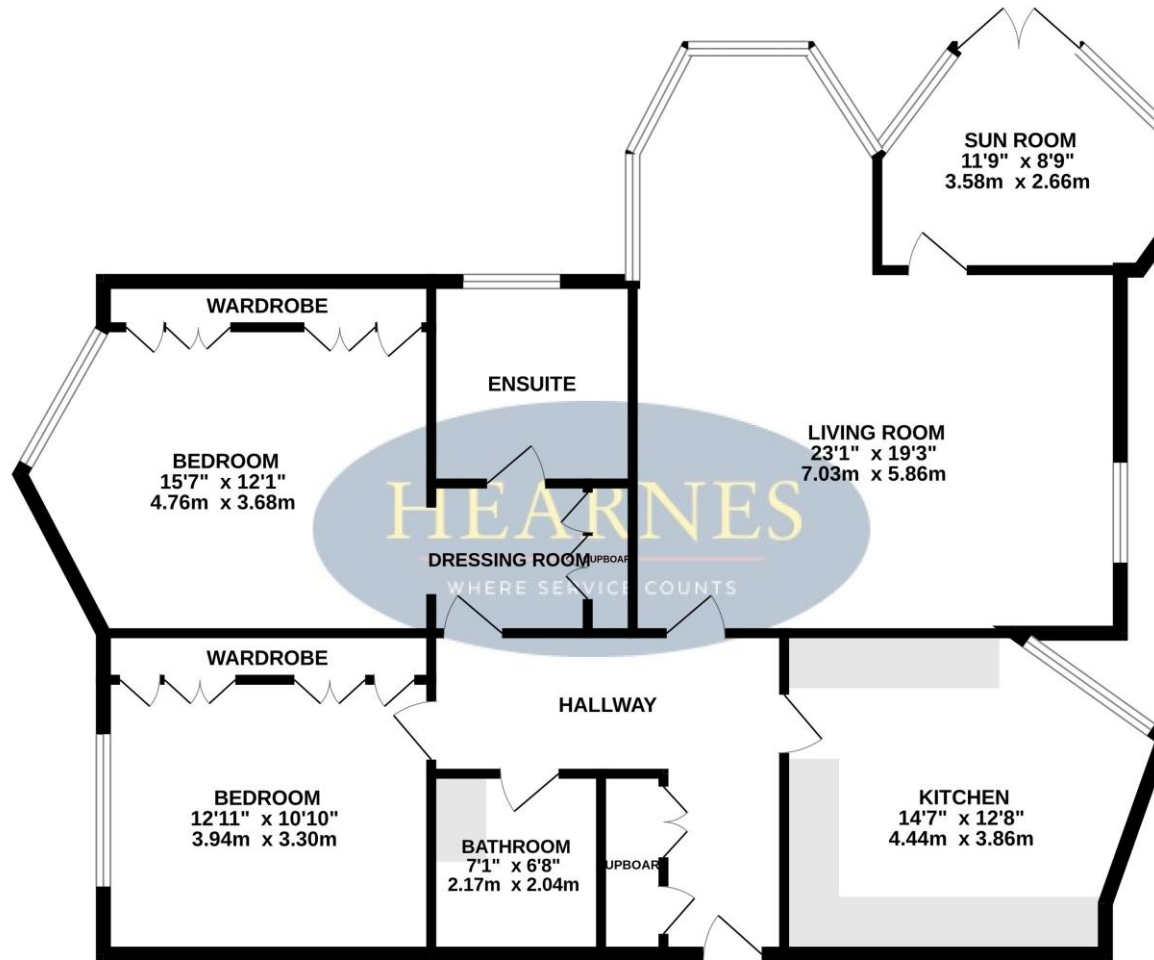
Council Tax Band: F

EPC Rating: C

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.



GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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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