



HEARNES
WHERE SERVICE COUNTS

A superbly presented two double bedroom ground floor apartment situated in a popular location only a moments walk to Bournemouth Town Centre and the award winning sandy beaches. The property features a private entrance, spacious living/dining room, luxury bath/shower room, private garden and garage with share of freehold.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway leading to the entrance of the apartment. Alternatively a secured garden gate provides entry to the rear of the property through a private garden. A hallway with ample storage provides access to all accommodation. A separate modern kitchen the kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface overlooks the front gardens. A spacious dual aspect living/dining room which in turn leads onto a private garden with engineered decking area offers a pleasant outlook.

The property's two bedrooms are both double in size with both with fitted storage. Completing the accommodation is a luxury fitted and tiled bathroom with WC, hand wash basin and bath with shower over.

The development is situated within superbly maintained communal gardens and conveyed with a garage and additional visitor parking.

Share of Freehold and No Ground rent
Service charge - £1,575 yearly including Building Insurance & Water & Drainage

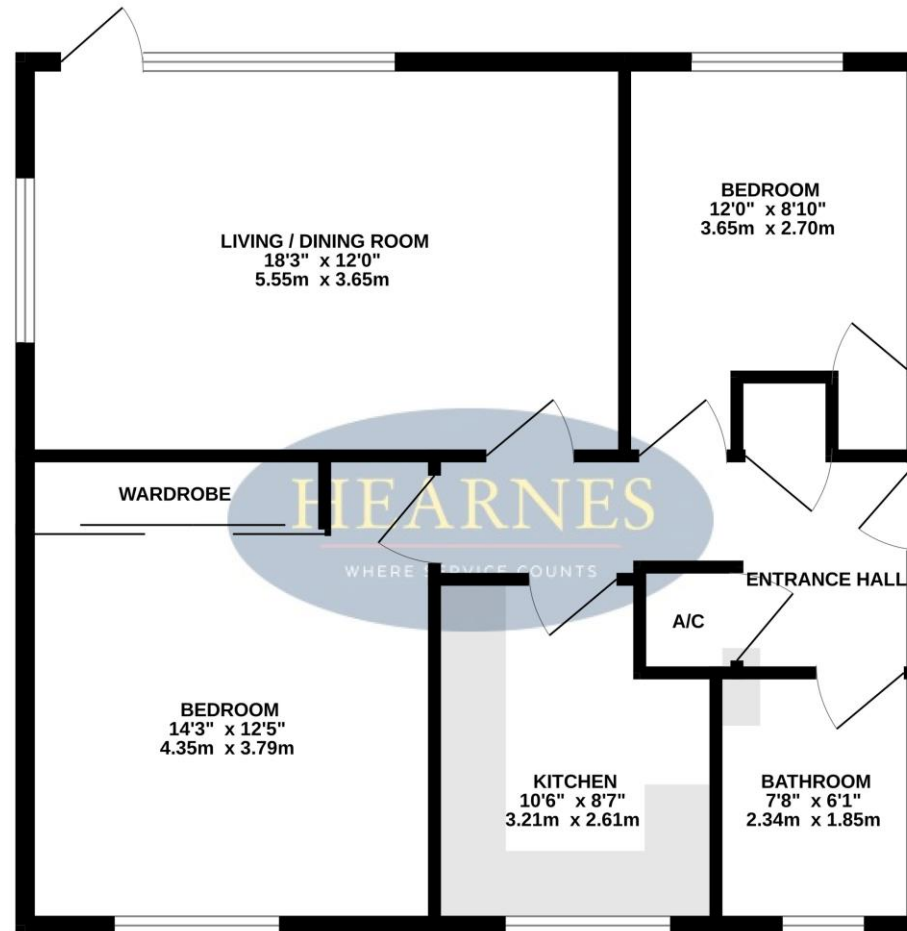
EPC RATING: E

COUNCIL TAX BAND: 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.



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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 as to their operability or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

