



HEARNES
WHERE SERVICE COUNTS

A superbly presented two bedroom, two reception room ground floor apartment situated within the landmark Bath Hill Court development, moments from the award winning sandy beaches and town Centre. The property has been superbly maintained by the current owner featuring a high specification kitchen and bathroom. This prestigious development further benefits from a concierge service and residents parking, and substantial living space approaching 1400 sq ft.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway leading to the entrance of the apartment. On entering an impressive entrance hall provides access to all of the accommodation and leads into a spacious living room with double doors opening into a separate dining room. An impressive kitchen/breakfast room offers a comprehensive range of floor and wall mounted units, finished with a matching work surface, wine chiller and range of fitted appliances.

The property's two bedrooms are both impressive double rooms and benefit from fitted wardrobes whilst being served by a luxury bathroom comprising a WC, wash hand basin, large walk in shower and free standing feature Victorian style bath.

Externally the property is situated within superbly maintained grounds featuring a fish pond and ample residents parking, with this iconic development being within a short stroll to Bournemouth Beach and pier, the Pavilion and Town Centre with its range of bars, shops and restaurants.

The apartment benefits from new communal boilers used for the heating of hot water, which is included within the annual service charge.

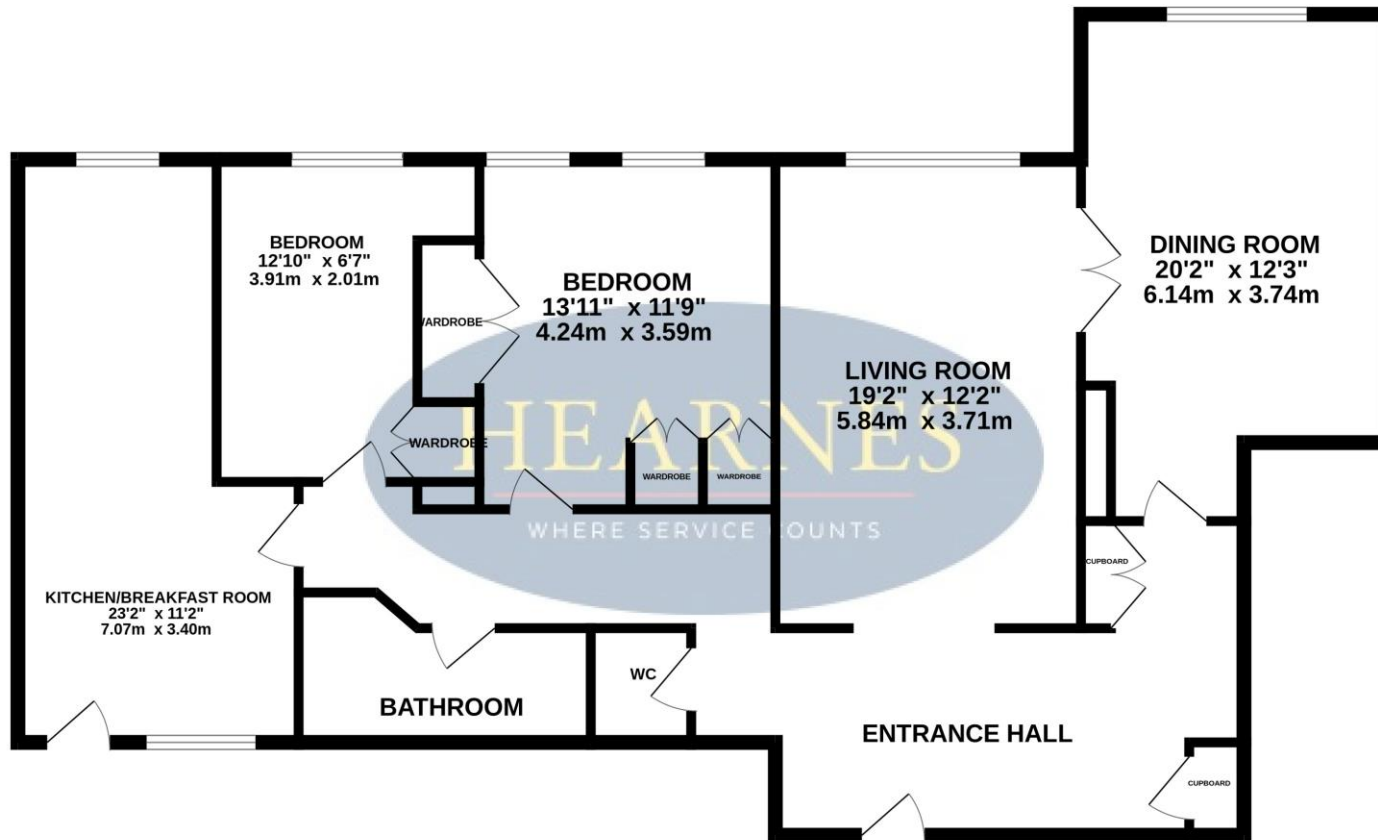
COUNCIL TAX BAND:E

EPC:D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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
1375 sq.ft. (127.7 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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

