



**HEARNES**

WHERE SERVICE COUNTS



A spacious two bedroom, two bathroom character apartment within a superbly maintained development, moments from Bournemouth Town Centre and only a short distance from the award winning sandy beaches and main transport links. The property features a modern fitted kitchen, light and bright living room overlooking the superbly maintained communal gardens and allocated parking.

The development is accessed by a secure entry phone system with a communal hallway and lift, leading to the first floor and entrance to the apartment. On entering the property a hallway leads into the living room and separate kitchen with a range of floor mounted units, with integrated appliances and matching work surfaces.

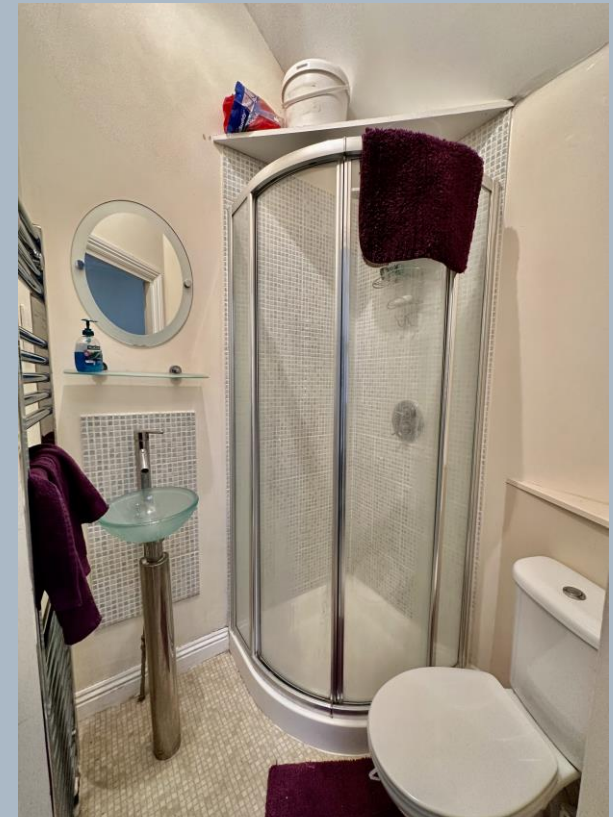
The properties two bedrooms are both double in size with the master bedroom benefitting from fitted wardrobes and a modern ensuite shower room. The accommodation is complete with modern fitted bathroom.

Externally the property is situated within superbly maintained communal grounds and is conveyed with one allocated parking space.

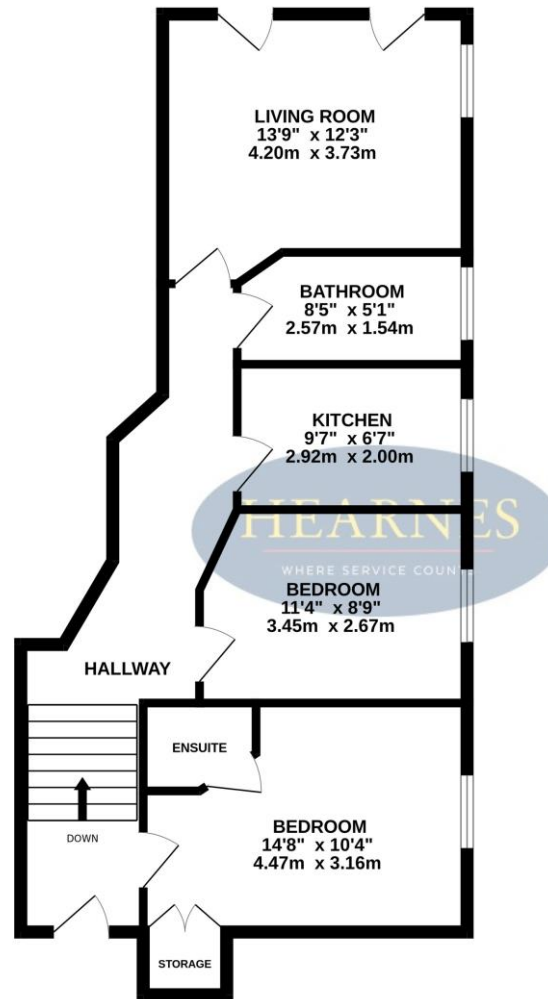
**COUNCIL TAX BAND: C**

**EPC: C**

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.



FIRST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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



