



HEARNES

WHERE SERVICE COUNTS



A superbly presented two double bedroom fourth floor apartment location within the highly sought after Baronsmede development providing direct access onto Meyrick Park whilst also benefitting from a southerly facing balcony offering impressive far reaching views of Bournemouth. The property is ideally positioned within an easy walk to the Town Centre and award winning beaches via the beautiful Bournemouth Gardens whilst the property benefits from a luxury kitchen, spacious accommodation, modern bathroom and separate WC. Further benefits include residents permit parking, lift, share of freehold and a garage.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift leading to the fourth floor and entrance to the apartment. On entering the property a welcoming entrance hall, with useful storage cupboard, leads into a spacious living/dining room leading onto a private balcony offering impressive far reaching views. A separate kitchen/breakfast room offers pleasant views towards Meyrick Park with a high specification kitchen offering a comprehensive range of floor and wall mounted units, finished with a granite work surface and range of fitted appliances.

The property's two bedrooms are both double in size with the master bedroom featuring a range of fitted wardrobes. Completing the accommodation is a modern fitted family bathroom along with a separate, additional WC.

Externally the development is situated within superbly maintained communal grounds and benefits from a garage along with ample resident permit parking.

**EPC RATING:TBC**

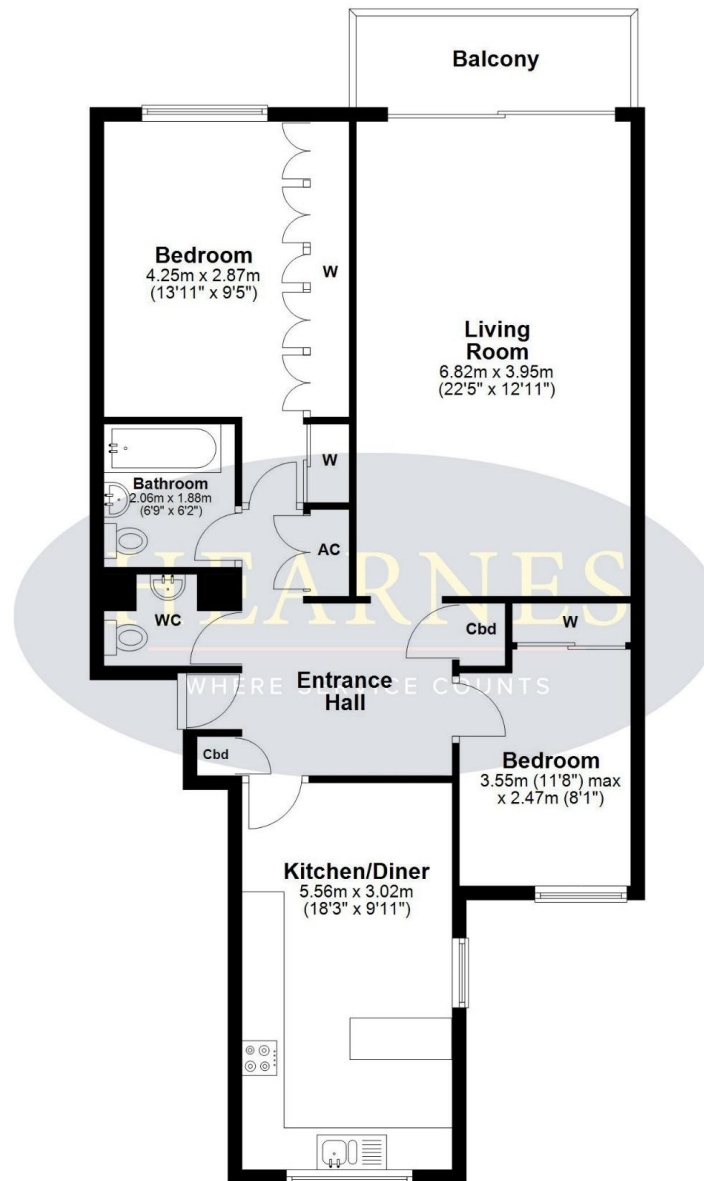
**COUCNIL TAX BAND: D**

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.



## Fourth Floor

Approx. 90.6 sq. metres (974.9 sq. feet)



Total area: approx. 90.6 sq. metres (974.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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.  
Plan produced using BluePrint

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



