



HEARNES
WHERE SERVICE COUNTS

A superbly presented two double bedroom, second floor apartment ideally located and backing onto the beautiful Bournemouth Gardens providing easy access to Bournemouth Town Centre and the award winning sandy beaches. Having been superbly maintained and updated by the current owners the property features two modern bath/shower rooms, impressive kitchen along with a spacious living/dining room. The property further benefits from a sunny aspect balcony, secure underground parking and a lift.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the second floor and entrance to the apartment. On entering the property a welcoming entrance hall, with ample storage cupboards, leads into a spacious living/dining room which opens onto a private, sunny aspect balcony offering a pleasant wooded outlook towards Bournemouth Gardens. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of integrated kitchen appliances.

The property's two bedrooms are generously sized doubled rooms with the master bedroom being served by a luxury en suite shower room whilst bedroom two benefits from fitted wardrobes. Completing the accommodation is a further, modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is situated within superbly maintained communal grounds whilst the apartment is conveyed with a secure, allocated underground parking space with EV charger whilst there is additional visitor parking.

Share of Freehold

Maintenance: Approx. £1,112 every 6 months

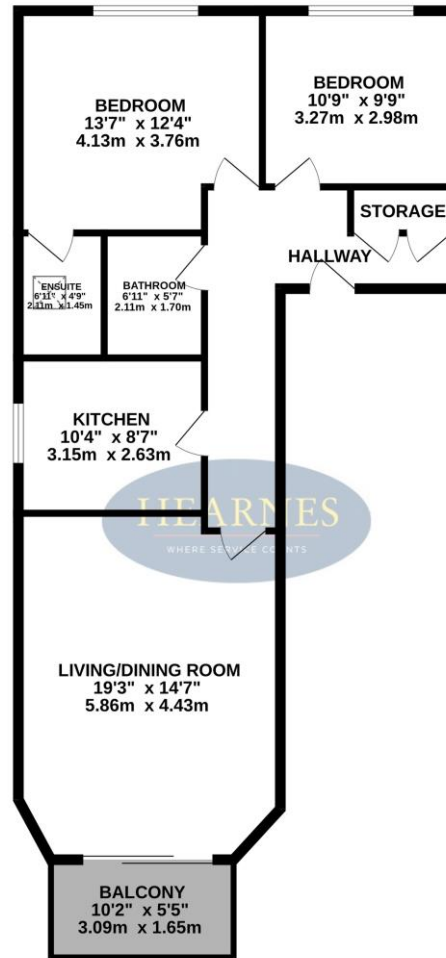
EPC RATING: TO FOLLOW

COUNCIL TAX BAND: E

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.



SECOND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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