



Cosmetic Skin Clinic  
COSMETIC MEDICINE WELLNESS CLINIC

**HEARNES**  
WHERE SERVICE COUNTS

KEEP CLEAR

A unique and superbly presented split-level, one double-bedroom, fourth-floor apartment with study, situated just a short walk from Bournemouth Town Centre and its award-winning sandy beaches and seafront.

Upon entering, you are greeted by a contemporary open-plan kitchen, lounge, and dining area, along with a convenient storage cupboard. The kitchen features a range of floor and wall-mounted units, as well as integrated appliances. From the entrance hall, there is access to a luxury fitted shower room with a walk-in shower enclosure, W/C, and wash hand basin.

A standout feature of the property is the split-level reception/study area, leading to a spacious double bedroom. The reception/study area benefits from a floor-to-ceiling window, offering a pleasant outlook over the town centre. A set of stairs leads up to the generously proportioned bedroom, which provides ample space for wardrobes.

Externally, the property offers a bike storage shed and a large, well-maintained communal outdoor space for residents. Situated in the heart of Bournemouth Town Centre, this development enjoys an enviable location, just moments from an array of bars, shops, and restaurants. It is also within close proximity to the BH2 Leisure Complex, Bournemouth International Centre, and Pavilion. The award-winning sandy beaches and seafront are easily accessible via a short stroll through the picturesque central gardens, which offer breathtaking views stretching from the Isle of Wight to Old Harry Rocks.

Leasehold - 125 years from January 2017

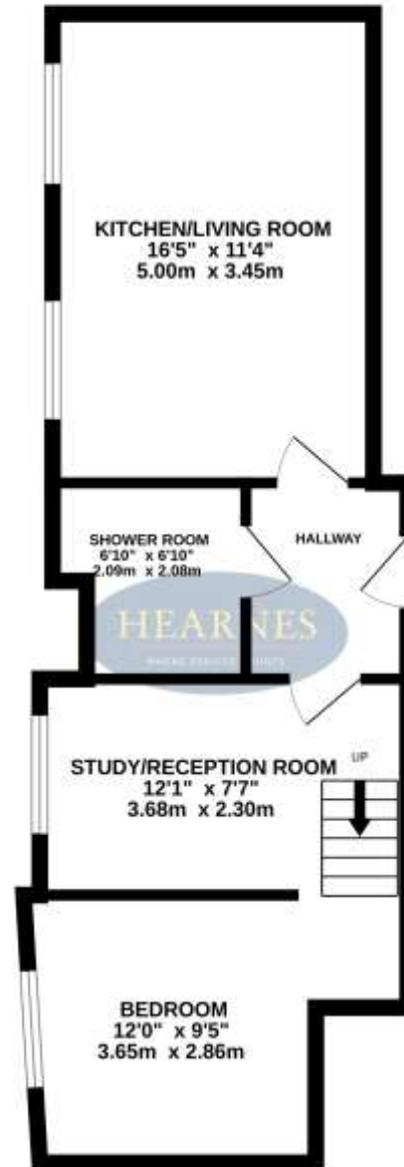
Maintenance: £3,100.00 / Ground Rent £150.00

**EPC RATING: B COUNCIL TAX BAND: A**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.



TOP FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

