



HEARNES

WHERE SERVICE COUNTS

A beautifully presented two double bedroom ground floor apartment with private garden and presented to an immaculate condition throughout by the current owners. The property is ideally located within a moments walk of Winton High Street whilst being also within easy reach of Bournemouth Town Centre and main transport links. The property benefits from an impressive open plan kitchen/living room, feature high ceilings and luxury bathroom whilst being 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 the property a welcoming entrance hall leads into a beautifully appointed, open plan kitchen/living room with doors leading directly onto a private garden. The luxury kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances.

The property's two bedrooms are double in size with one benefitting from fitted wardrobes whilst the accommodation is complete with a high specification bathroom comprising fully tiled walls, a WC, wash hand basin and bath with shower over.

Externally the property benefits from a private rear garden being laid to lawn with a selection of flower and shrub borders along with a raised patio and further decked seating area. The property is conveyed with residents parking.

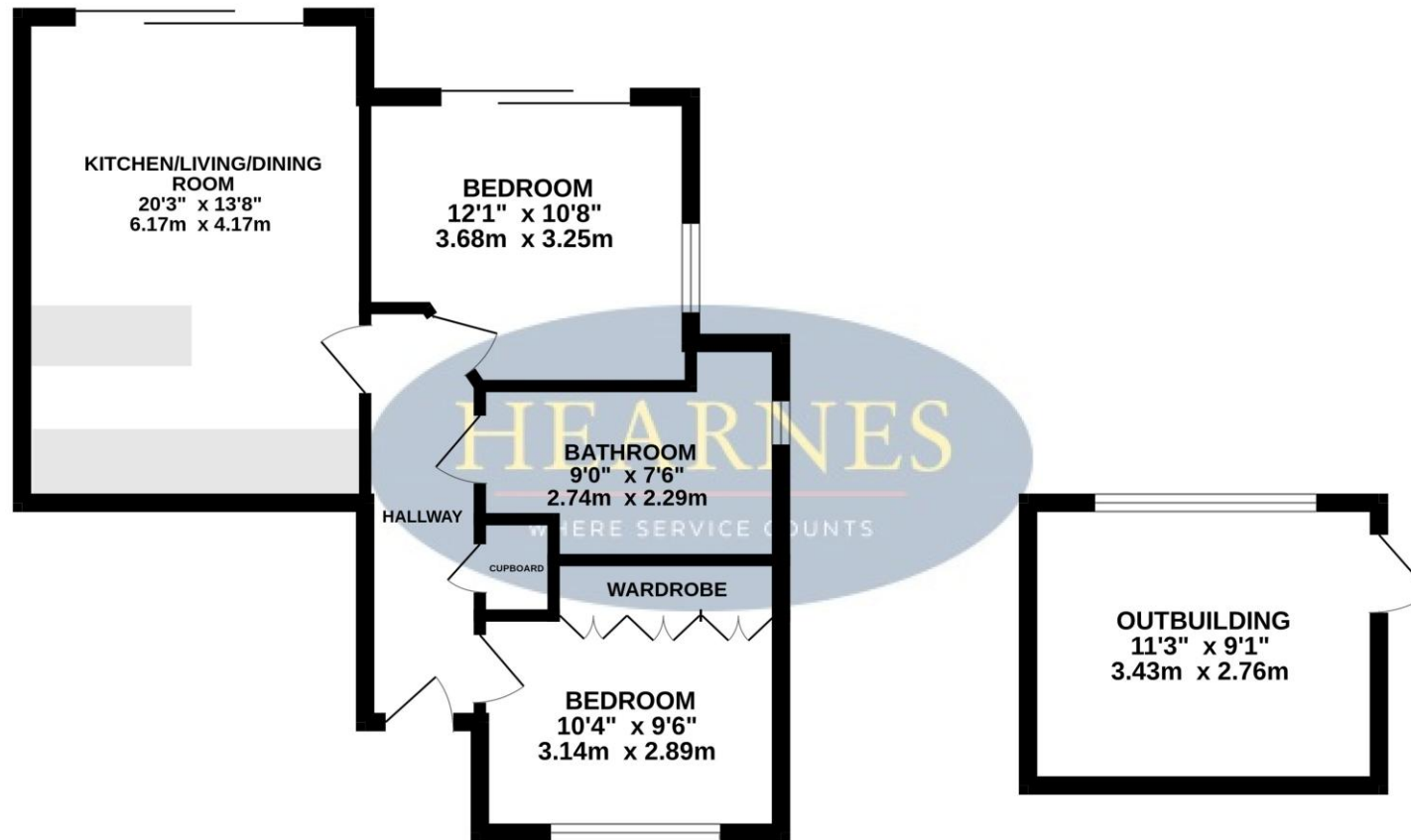
EPC RATING: C

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 700sq.ft. (65.0 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

