



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom ground floor apartment with its own private entrance and located in the highly sought after West Cliff location only moments from the cliff tops and seafront whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained by the current owner and benefits from newly fitted carpets along with a modern fitted kitchen and two bath/shower rooms. The property further benefits from a long lease, allocated parking and is offered for sale with no forward chain.

On entering the property a hallway, with useful storage cupboards, leads into a spacious and bright living/dining room which opens into a modern fitted kitchen offering ample floor and wall mounted units finished with a matching work surface and selection of kitchen appliances. The property's two bedrooms are both double in size and benefitting from fitted wardrobes whilst the master bedroom features a modern fitted en suite shower room. Completing the accommodation is a further, modern fitted bathroom.

Externally the property benefits from an allocated parking space along with having the right to access the secure, gated landscaped gardens of Bay View Gardens offering a pleasant sea view and direct access to the cliff top.

Leasehold - 103 years remaining

Ground Rent - £271.74

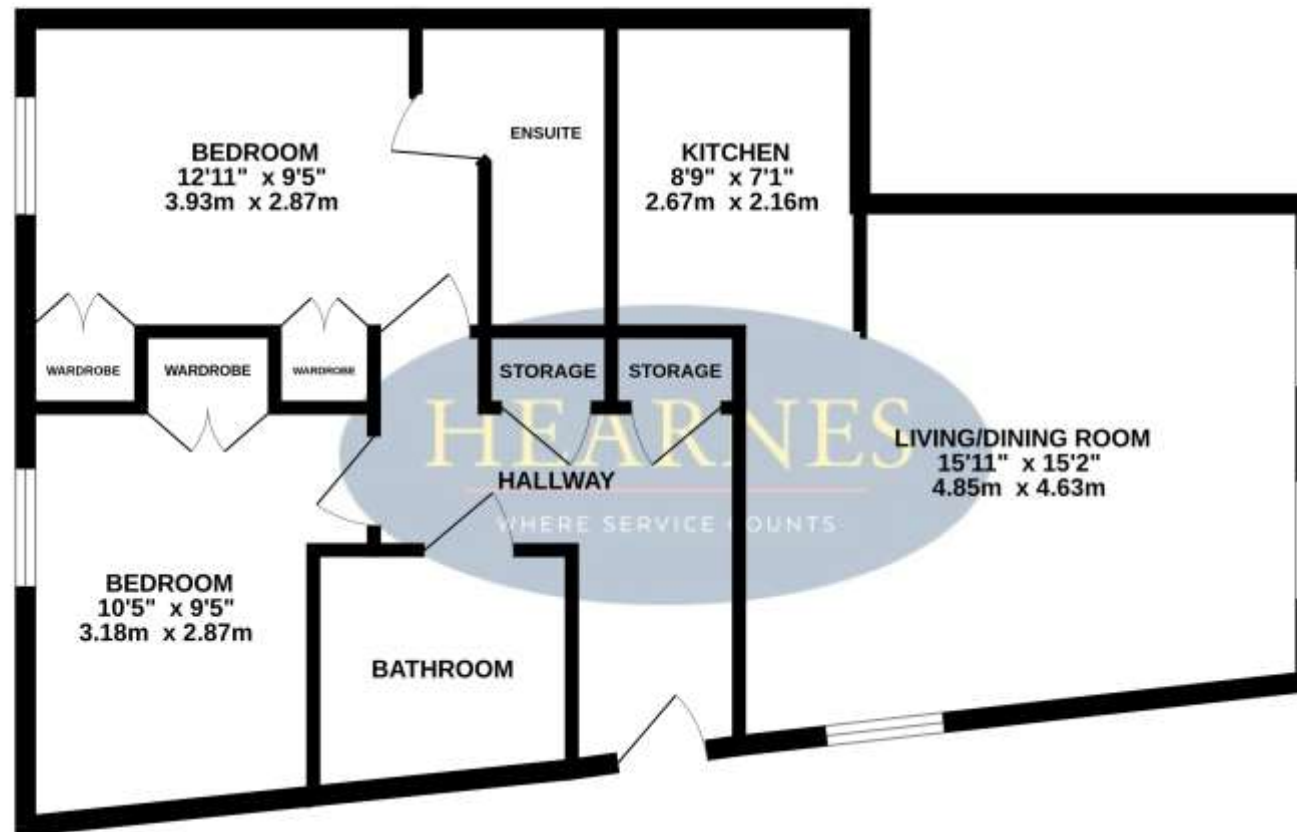
EPC RATING: C

COUNCIL TAX BAND: D

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
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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