

HEARNES

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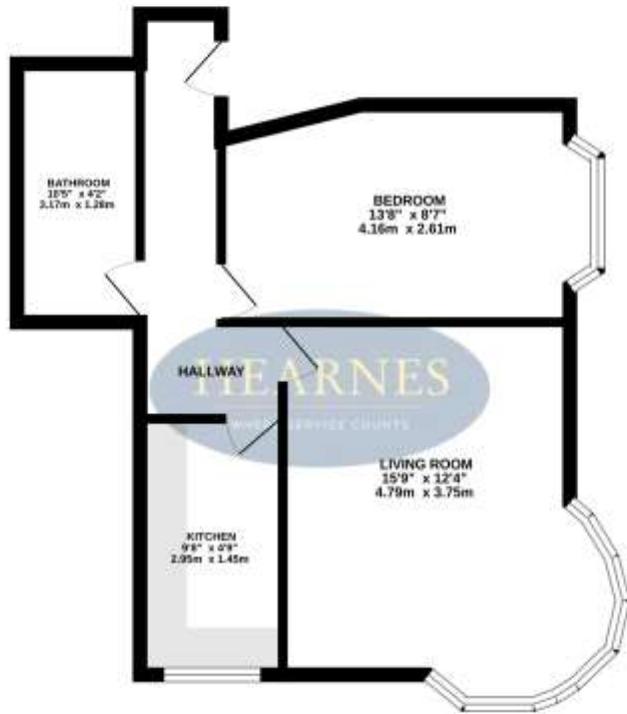
Beechey Road

Bournemouth, Dorset

**** NO ONWARD CHAIN **** A BEAUTIFULLY PRESENTED one double bedroom GROUND FLOOR CHARACTER APARTMENT ideally located close to BOURNEMOUTH TOWN CENTRE, transport links and the AWARD-WINNING BEACHES. Stylishly updated with a MODERN KITCHEN and BATHROOM, FEATURE BAY WINDOW, ALLOCATED PARKING and LONG LEASE.

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GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA - 428 sq.ft. (39.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, Hearnestates, all agents, estate agents and any other third party agents accept no responsibility or liability for any errors, omissions or any statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and applicability thereof have not been verified and no guarantee as to their accuracy or efficiency can be given.
 Made with AutoCAD 2009

For illustrative purposes only - not to scale.

A beautifully presented one double bedroom ground floor character apartment ideally located within easy reach of Bournemouth Town Centre, main transport links and the award winning sandy beaches. The property has been tastefully updated by the current owner and benefits from a feature bay window in the living room, modern kitchen and bathroom, allocated parking and long lease. An internal viewing is highly recommended.

The property is entered via a secure entry phone system with a communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into an impressive living room with a large, feature bay window. A modern fitted kitchen offers a range of floor and eye level units finished with a contrasting work surface. The kitchen includes an integrated oven, hob, extractor fan and fridge along with space for a washing machine.

Completing the accommodation is the apartments double bedroom served by a modern bathroom finished with part tiled walls and comprising a modern white suite including a WC, wash hand basin and panel bath.

The property is conveyed with one allocated parking space.
 Leasehold - 189 years from 25 June 1991
 Maintenance - 24th June 2024- 23rd June 2025 £1,347.29
 Per half year
 Ground rent £0 per annum.

COUNCIL TAX BAND: B

EPC RATING: D



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