



HEARNES

WHERE SERVICE COUNTS

A lovely second floor apartment with share of freehold located in a brilliant position just moments from Bournemouth's West Cliff, Bournemouth Pier and award winning sandy beaches. The property has two double bedrooms, a bathroom, separate w/c, great size living/dining room, and large kitchen. There is also secure allocated underground parking with visitor parking and well maintained communal grounds.

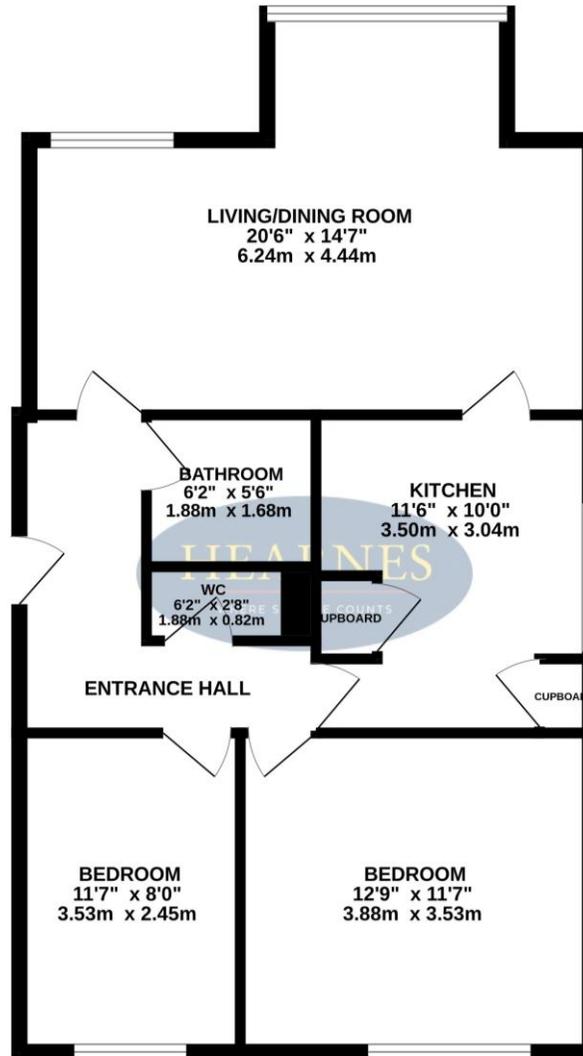
The apartment is accessed via a security entry phone system with a lift and stairs to all floors. On entering the property, there is spacious hallway with all the principle rooms leading off. The large living / dining room is particular feature offering great space and seasonal sea views, along with a southerly aspect window allowing light to stream through. Off the lounge is the kitchen which again has a large window, plenty of floor and wall mounted units, great work top space and further space for white goods. There are two double bedrooms which both have plenty of room for bedroom furniture and further storage. The bathroom has a large sink, a bath with shower over and there is a separate w/c.

Other benefits include double glazing throughout, secure allocated underground parking, visitor parking and well maintained communal grounds.

COUNCIL TAX BAND: C **EPC: E**



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



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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

