



For Sale
0202345

Park
9-11

Park Views

HEARNES
WHERE SERVICE COUNTS

A spacious one-bedroom apartment with a private garden, located within a recently converted development. Just 0.5 miles from the beachfront and conveniently close to a variety of local shops and services in Boscombe, this property is also under 2 miles from Bournemouth, where you'll find an extensive selection of high street shops and a mainline rail service to London Waterloo.

The development is beautifully finished throughout, featuring exposed brickwork and bespoke flooring, and is accessed via a secure intercom entry system.

A well-maintained communal hallway provides stairs to all floors. Located on the ground floor, the apartment opens into a hallway with access to all rooms, including a useful storage cupboard housing the hot water tank. The open-plan kitchen and living room feature French doors leading to a private rear garden. The kitchen is well-equipped with a range of base and wall-mounted units and includes an integrated electric oven and hob, fridge/freezer, and washing machine.

The spacious bedroom also has French doors opening onto the garden, and is served by a modern bathroom with a hand wash basin, WC, bath with shower over, heated towel rail, and attractive tiling.

The private rear garden offers ample storage space and has a secure gate leading to a bike storage area accessed via electronically operated gates.

Lease Length - 121 years

Service Charge - £pa

Ground Rent - £150 per annum

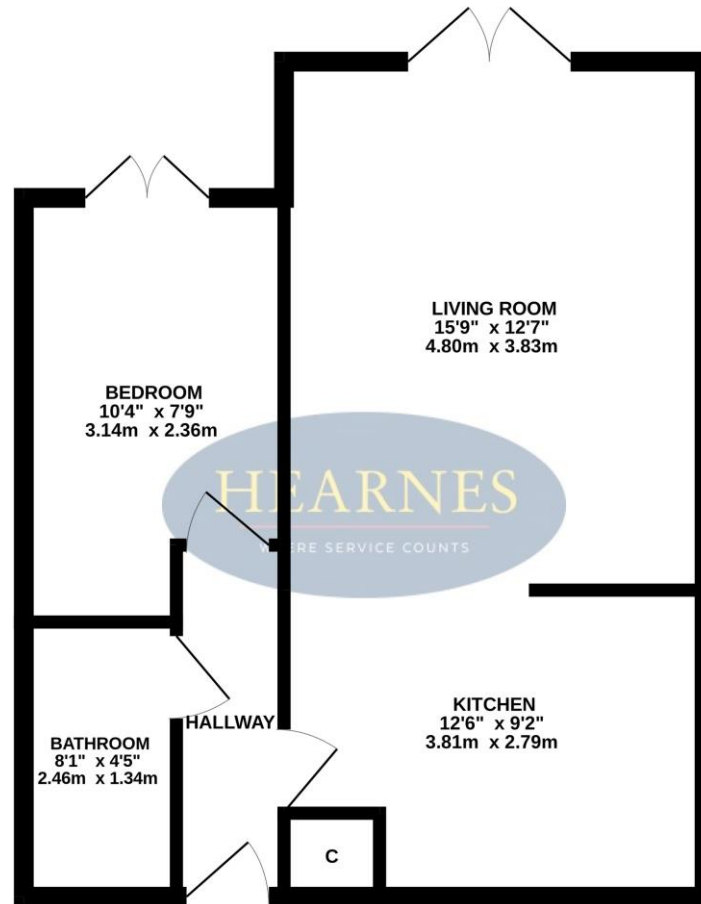
EPC Rating: C

Council Tax Band:A

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



TOTAL FLOOR AREA: 511sq. ft. (47.5 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

