



HEARNES
WHERE SERVICE COUNTS

A superbly presented three bedroom two bathroom ground floor character apartment located in the highly sought after Deans Park location only moments from Bournemouth town centre, main transport links and the award winning sandy beaches. The property benefits from a modern fitted separate kitchen, allocated parking, along with a share of freehold and communal garden. The property is offered for sale with no forward chain.

The property is entered via a secure entry phone system with a well maintained communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into a spacious living room with feature bay window and high ceilings offering a pleasant outlook to the front of the property. A separate kitchen offers a range of floor and wall mounted units, finished with a matching work surface and space for a full range of kitchen appliances. The property's three bedrooms are all generously sized with the master bedroom being served by a modern fitted ensuite shower room. The accommodation is complete with a modern fitted bathroom.

Externally, the property is situated within well maintained communal gardens and is conveyed with one allocated parking space.

Share of Freehold - 998 years remaining on the lease

Ground Rent: £0.00

Service Charge -£1,800.00 per annum - includes buildings insurance, water and sewerage, communal cleaning, gardener, general repairs

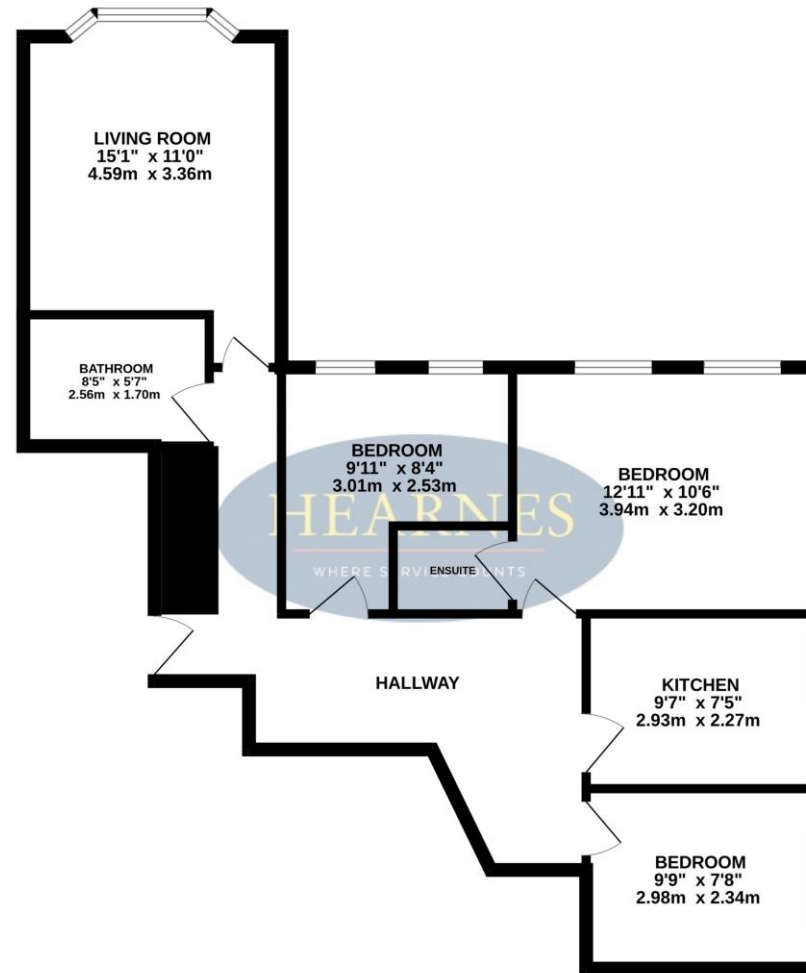
EPC:C

COUNCIL TAX BAND:C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743sq.ft. (69.0 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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