

HEARNES

WHERE SERVICE COUNTS

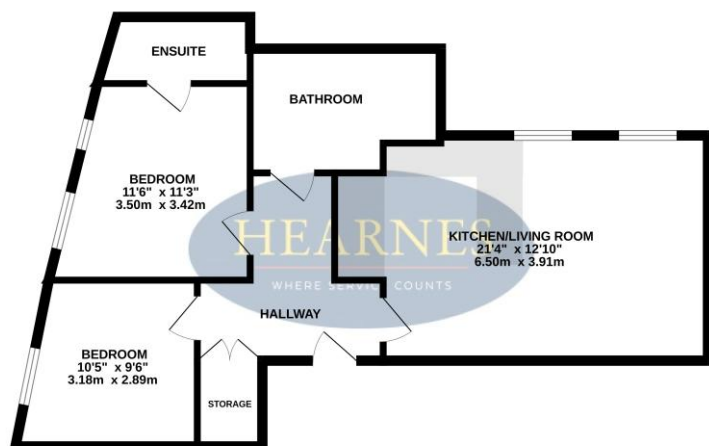
Guide Price £200,000



A beautifully presented two double bedroom first-floor apartment situated in the prestigious Bristol and West Development within the heart of Bournemouth town centre, moments from a range of bars, shops, and restaurants.

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FIRST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 is given to their quantity or efficiency can be given.
Made with MetrePro 12/20

For illustrative purposes only - not to scale.

A beautifully presented two double bedroom first-floor apartment situated in the prestigious Bristol and West House Development within the heart of Bournemouth town centre, moments from a range of bars, shops, and restaurants.

Offered with no onward chain, this property represents an ideal investment or first-time purchase. Completed in 2016, the apartment offers generous living accommodation, featuring luxury bathrooms and a stunning open-plan kitchen/living room. The property benefits from underfloor heating throughout, engineered wood flooring, and double glazing.

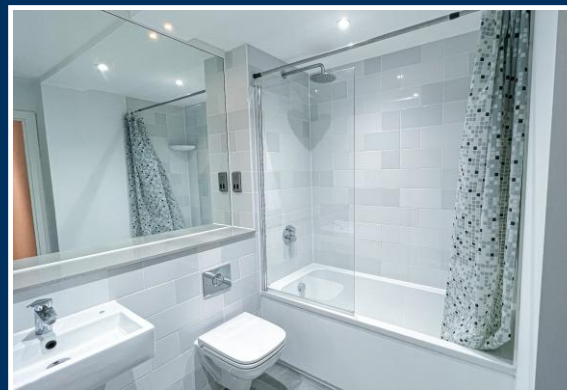
The development is accessed via a secure entry phone system, with a welcoming communal entrance providing access to the first floor via lift or stairwell. Inside the apartment, a spacious hallway with useful storage cupboards leads to all accommodation. The open-plan kitchen/living/dining room features original marble window ledges has an internal view of the development. The kitchen, complete with a breakfast bar, includes a range of floor and eye-level units finished with matching quartz worktops and integrated Smeg appliances.

Both bedrooms are double in size, with the primary bedroom benefiting from fitted wardrobes. The accommodation is completed by a high-specification bathroom comprising a WC, wash hand basin, and bath with shower over.

Leasehold - 140 years remaining on the lease
Maintenance charges approx. £2000.00 per annum
Ground Rent - £250 per annum until 2041 rising £150 pa every 25 years

COUNCIL TAX BAND: D

EPC: C



01202 317317
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes 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.

Hearnnes 122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com
OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

