



HEARNES

WHERE SERVICE COUNTS

A beautifully presented two-bedroom first floor apartment situated in a stunning Art Deco style development moments from Bournemouth town centre and Westbourne. Within moments of award winning sandy beaches the property has been tastefully updated throughout with particular features including a modern refitted kitchen, open plan living/dining room and impressive westerly facing balcony.

You are welcomed by a very well kept communal hallway with stairs and lift leading to the entrance to the property. The entrance hall with useful storage cupboards leads into a bright and spacious living/dining room with access onto the balcony overlooking the Chine. A refitted kitchen offers a comprehensive range of floor and wall mounted units complimented with a contrasting work surface and finished with an integrated oven and hob. There is a bright window overlooking the rear aspect as well as a back door leading to the rear stairwell/fire escape.

The property benefits from two bedrooms, the master bedroom is generously sized and provides further access onto the balcony. Completing the accommodation is a modern bathroom finished with fully tiled walls and comprising a WC, wash hand basin and bath with shower over.

The development is situated within manicured communal grounds with a private gated access opening onto the chine leading to the award winning sandy beaches. This particular apartment benefits from a garage, permitted resident parking and bike store.

Share of Freehold - 996 years remaining on the lease

Maintenance approximately £465 per quarter including buildings insurance, gas, heating, water and sewerage.

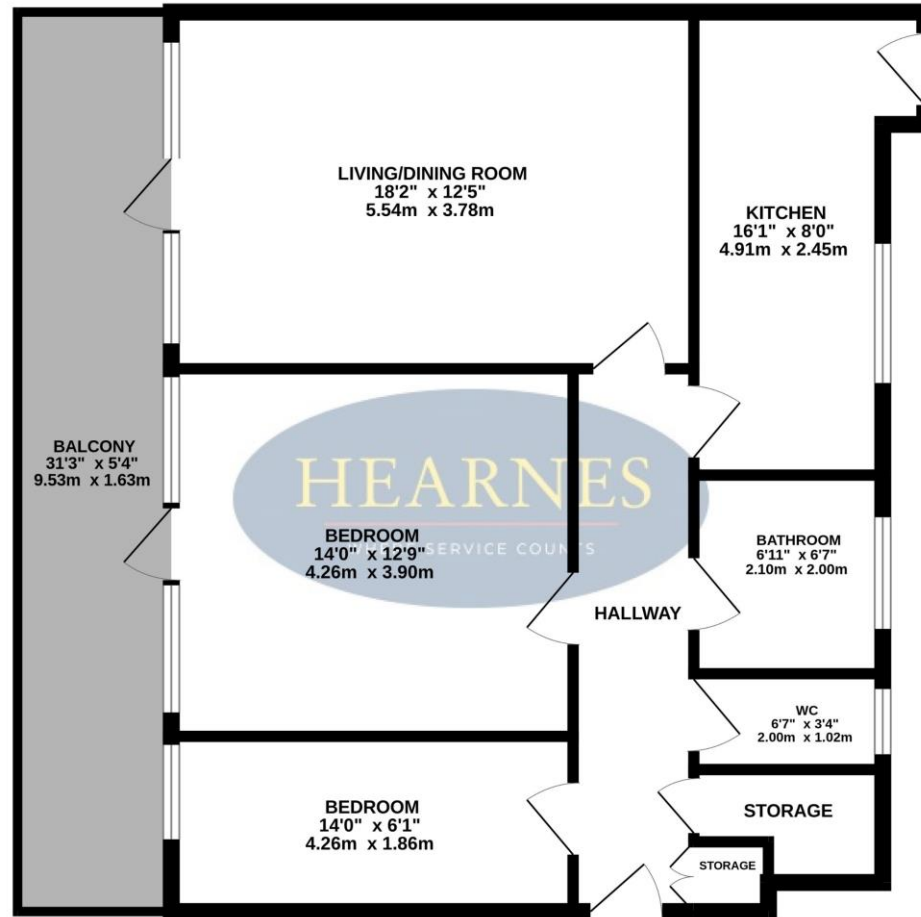
COUNCIL TAX BAND: C

EPC RATING: D

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.



FIRST FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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

