



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented two double bedroom first-floor apartment situated in the premier 'Golden Grid' location within a moment's level walk of the popular Westbourne Village, offering a range of individual bars, shops, and restaurants. The property features two spacious double bedrooms, a modern kitchen, and a living room leading onto a west-facing balcony.

The property is accessed via a secure entry phone system with a well-maintained communal hallway leading to the entrance of the apartment. Upon entering the property, a welcoming entrance hall with useful storage cupboards leads to all the accommodation on offer. An impressive living/dining room opens onto a balcony with ample space for dining. A refitted kitchen offers a comprehensive range of floor and wall-mounted units finished with a contrasting work surface, a gas hob, an oven, and space for a range of appliances.

Both bedrooms are double in size and feature fitted storage. Completing the accommodation is a separate WC and a modern shower room comprised of a wash hand basin, a WC, and a walk-in shower enclosure. The apartment enjoys parquet flooring throughout.

The property is situated within well-maintained communal grounds and includes a garage in a nearby block.

Share of freehold, with approximately 983 years remaining. The maintenance charge is approximately £1,500 per annum, paid in two instalments of £750.00 every 6 months, and includes gardening, communal maintenance, and buildings insurance.

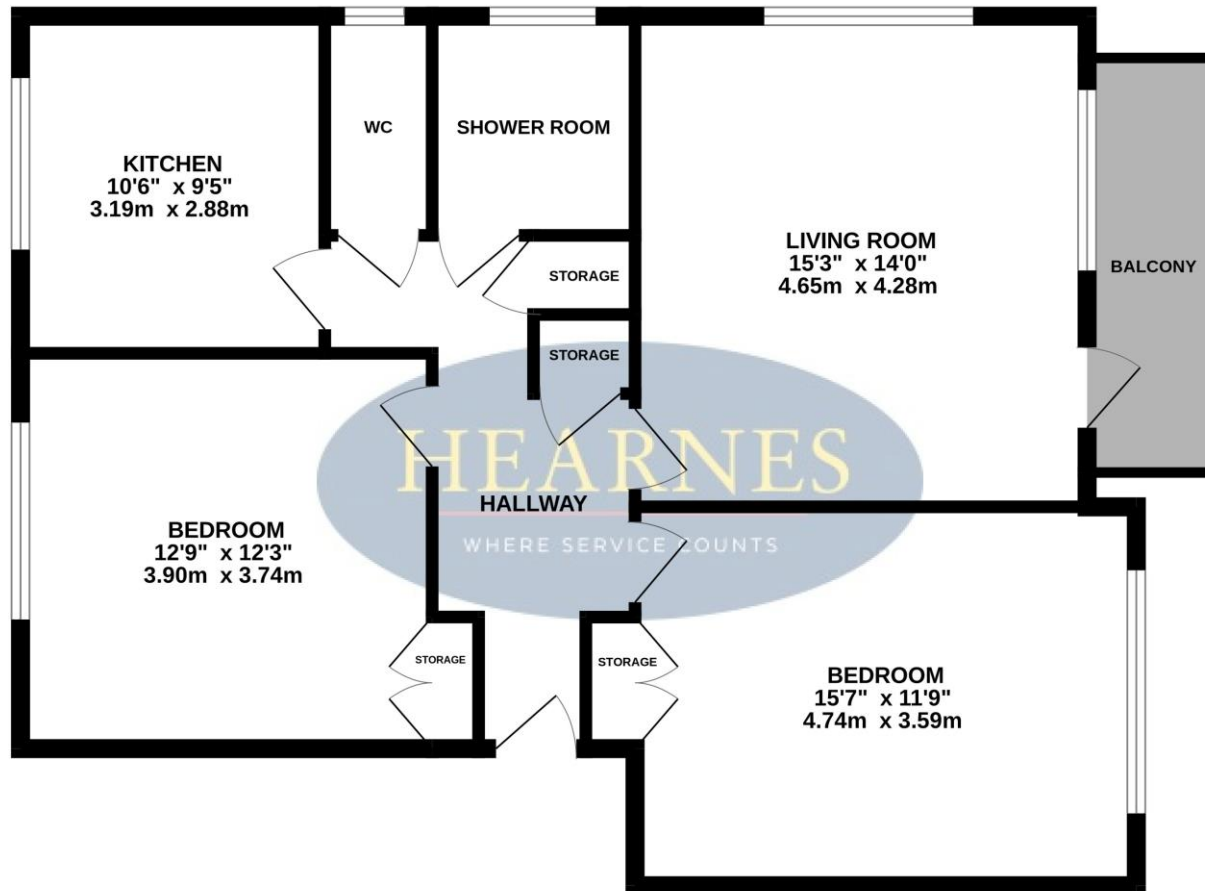
**COUNCIL TAX BAND: C**

**EPC RATING: C**

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  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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

