



HEARNES

WHERE SERVICE COUNTS

An immaculate first floor apartment situated within an exclusive development, recently completed by the well-regarded national housebuilder, Redrow. Ideally located just moments from the cliff top, this luxury development is only a short walk from award-winning sandy beaches and Bournemouth Town Centre, which offers a comprehensive range of bars, shops, restaurants, and the popular BH2 leisure and entertainment complex. Offered with no onward chain.

The development is accessed via a secure entry system, leading into a beautifully maintained communal hallway, with both lift and stair access to all floors. Upon entering the apartment, a welcoming hallway provides access to all accommodation and a useful storage cupboard, ideal for additional white goods. The spacious dual aspect open-plan kitchen/dining/living area features a French door opening onto a private balcony with pleasant views towards the town centre. The high-specification kitchen is fitted with a range of base and eye-level units, finished with a contrasting work surface and a selection of integrated appliances, including a 70/30 fridge/freezer, additional fridge, dishwasher, and washer/dryer.

The principal bedroom is a generous double room with fitted wardrobes and access to a beautifully appointed en-suite shower room, featuring a walk-in shower, WC, and wash hand basin. The second bedroom is also a comfortable double, served by a separate luxury bathroom fitted with a bath with shower over, WC, and wash hand basin.

Externally, the property benefits from a secure, allocated parking space.

Approximately 139 years remaining on lease.
Maintenance charge £1,422.52 every 6 months.
Ground rent £300 per annum.

COUNCIL TAX BAND: D EPC: B

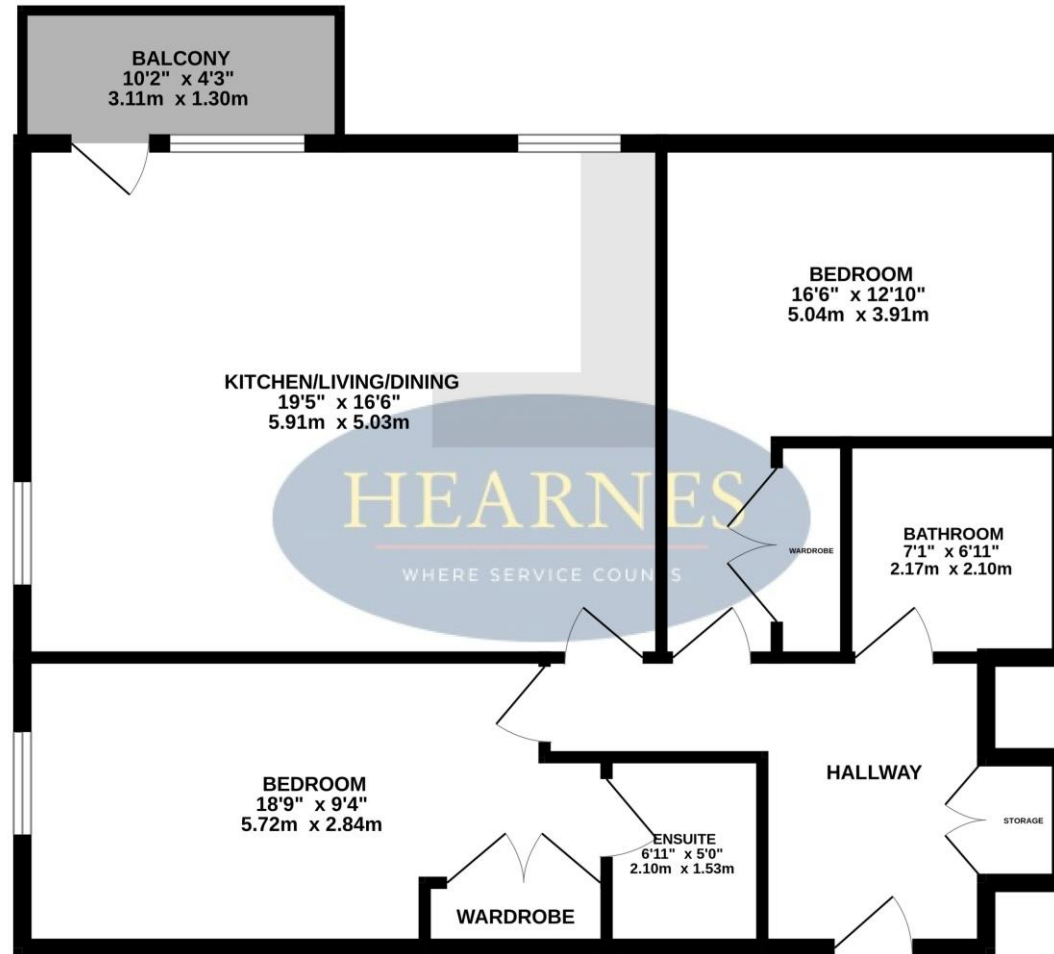
COUNCIL TAX BAND: D

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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.



848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

