

# HEARNES

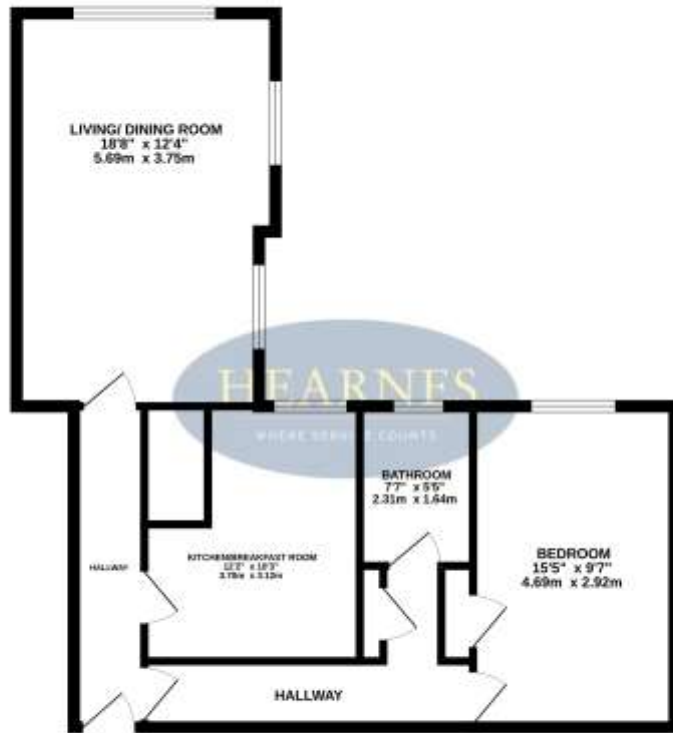
WHERE SERVICE COUNTS



A SPACIOUS one double bedroom GROUND FLOOR APARTMENT located in the iconic SAN REMO development situated only a MOMENTS WALK to the AWARD WINNING SANDY BEACHES and PIER. Residents sun terrace with far reaching sea views. 24 hour CONCIERGE service.

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GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA - 659 sq.ft. (61.2 sq.m.) approx.  
Hearnes Estate Agents has been made to ensure the accuracy of the floorplan contained herein. Measurements of rooms, corridors, stairs and any other parts are approximate and not responsible to them for any error. Dimensions are not guaranteed. This plan is for illustrative purposes only and should be used as a guide to the general proportions of the property. The location, position and appearance of the property and any other parts are not guaranteed. Hearnes Estate Agents Ltd. 01202 317317

For illustrative purposes only - not to scale.

A spacious one double bedroom ground floor apartment situated within the landmark San Remo development in Boscombe Spa. The property is superbly situated, moments from the sea front and sandy beaches, and benefits from a 24 hour concierge, various communal rooms including a snooker room and lounge plus a residents sun terrace offering spectacular far reaching sea views.

The property is accessed 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/ dining room offering a pleasant dual aspect outlook over the courtyard of the development. A generously sized kitchen/ breakfast room offers ample floor and eye level units finished with a matching work surface, integrated oven and hob along with space for further appliances and breakfast table and chairs.

The bedrooms is a generously sized double room benefitting from a built in storage cupboard. Completing the accommodation is a modern bathroom comprising a WC, wash hand basin and bath with shower over.

Share of Freehold - 994 years remaining on the lease  
Service Charge - Approximately £4180.31 including payment to reserve fund, heating and hotwater

EPC:C COUNCIL TAX BAND: C



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