



HEARNES

WHERE SERVICE COUNTS



A beautifully designed one double bedroom, top floor apartment situated in the vibrant heart of Bournemouth Town Centre, just a short stroll from the stunning sandy beaches and an array of trendy bars, shops, and restaurants. Built in 2019, the property enjoys the remainder of a new build warranty and features a modern bathroom, a stylish open-plan kitchen/dining/living room, and a private balcony with delightful views over the town. Residents' permit parking is available. This apartment is perfect for first-time buyers or investors, with the lease allowing for short-term and holiday lets. The property is offered with no onward chain.

The development is accessed through a secure entry system, with a pristine communal hallway and lift leading to the upper floors. The apartment opens into an inviting entrance hall with a handy storage cupboard, which leads into a spacious open-plan kitchen/dining/living area. Sliding doors open onto a private balcony. The kitchen is equipped with a variety of floor and wall-mounted units, a sleek work surface, and a selection of integrated appliances.

The well-proportioned double bedroom features large, floor-to-ceiling windows that flood the space with natural light and offer charming views. The living space is completed by a contemporary bathroom with useful storage area, a WC, wash hand basin, and a bath with a shower overhead.

Externally residents' permit parking is provided within the development.

Leasehold: 122 years remaining on lease

Maintenance: Approximately £892.00 every six months (£1784.00 per annum)

Ground Rent: £185 per year

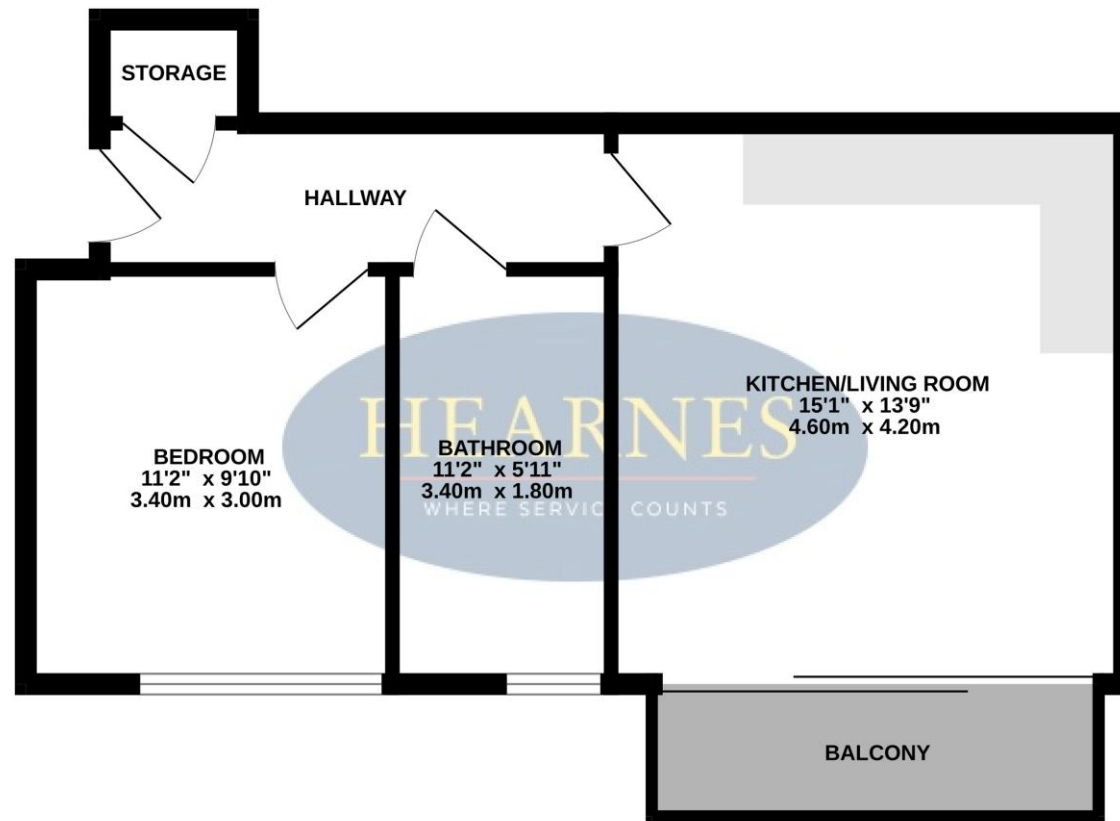
**EPC RATING:C**

**COUNCIL TAX BAND: D**

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



TOP FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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



