



**HEARNES**  
WHERE SERVICE COUNTS

An immaculately ground floor apartment situated in a convenient residential location, close proximity to Bournemouth Town Centre and main transport links. The property has been extremely well kept by the current owners and offers excellent space throughout. The property benefits from a share of freehold, private entrance, private rear garden, off road parking and allows pets on license.

On entering the property, there is a lovely entrance hall and leads through to the principle rooms. Both bedrooms are double in size, one of which benefits from an en-suite bathroom and views over the garden. Bedroom two is served by a modern shower room comprising of a WC, wash hand basin and walk in shower.

To the rear of the property is a modern fitted kitchen with a range of floor and wall mounted units, with contrasting work surfaces and integrated oven, gas hob, washing machine and fridge freezer. There is also a space for a dishwasher. A huge feature of this great apartment is the excellent size lounge which overlooks the garden and has space for plenty of furniture. The garden has an excellent patio area adjoining the property which is very private and perfect for al-fresco dining and a grassed area with a shed for storage.

**COUNCIL TAX BAND: C**

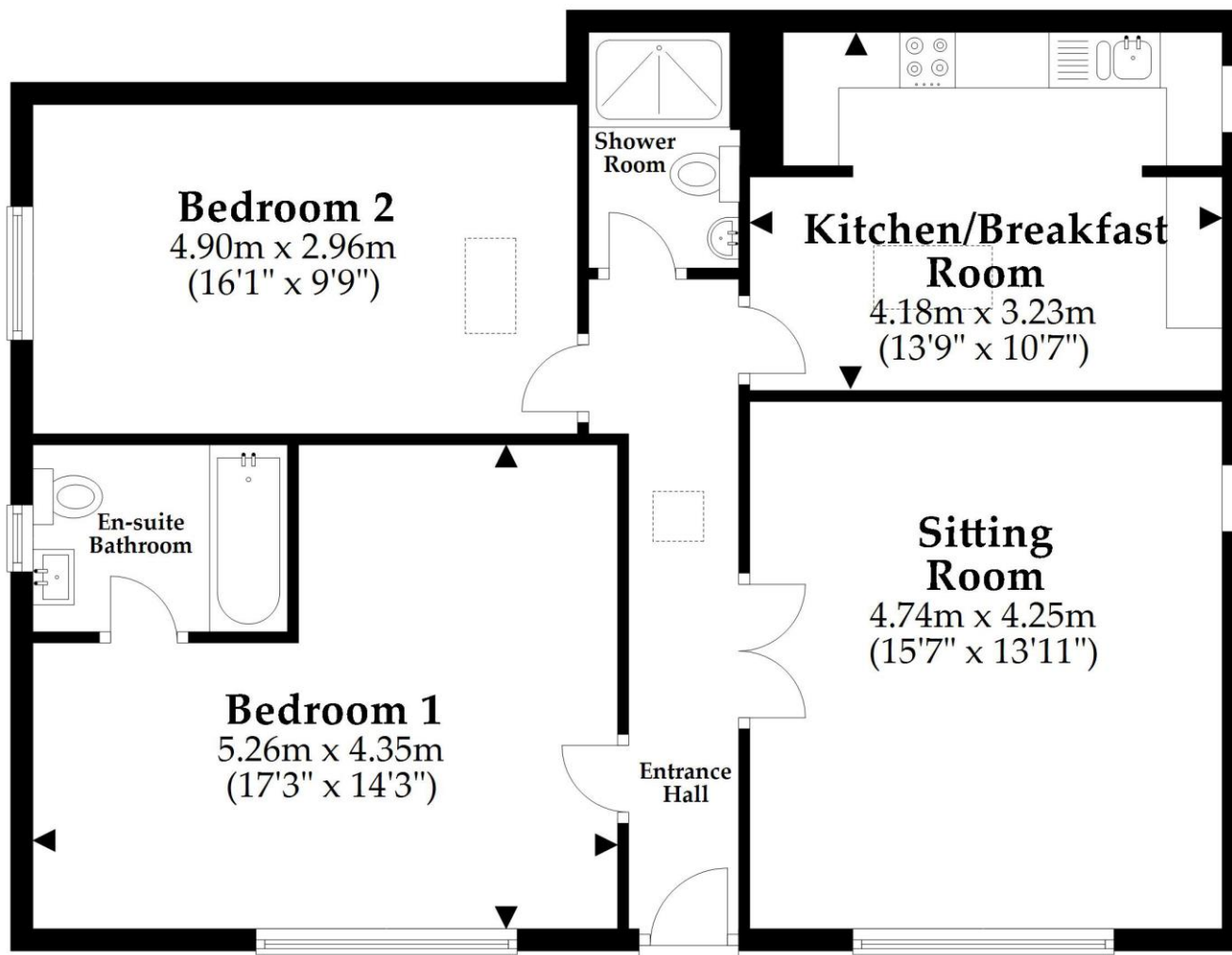
**EPC:D**

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




# Ground Floor

Approx. 82.9 sq. metres (891.9 sq. feet)



Total area: approx. 82.9 sq. metres (891.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood  LJT SURVEYING

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

