



HEARNES

WHERE SERVICE COUNTS

A beautifully presented two double-bedroom ground-floor apartment, ideally situated within walking distance of both Kings and Queens Parks, as well as award-winning sandy beaches. This property offers spacious accommodation and benefits from a private entrance, a refitted kitchen/breakfast room, and an impressive private garden.

The apartment can be accessed via a communal hallway or through a private entrance from the garden, leading directly into either the kitchen or living room. The stylishly refitted kitchen/breakfast room features a comprehensive range of floor and wall-mounted units, complemented by contrasting work surfaces and space for appliances. The adjoining living room enjoys French doors that open onto the patio area of the private rear garden, creating a seamless indoor-outdoor flow.

Both double bedrooms are generously sized, with one overlooking the front aspect and the other enjoying garden views. They are served by a modern bathroom, complete with a WC, hand wash basin, and a bath.

Externally, the beautifully landscaped private garden is predominantly laid to lawn and features a patio area, ideal for alfresco dining and entertaining. A garden shed provides additional storage. Convenient on-road parking is available nearby.

Maintenance charge - As and when

Ground rent - Peppercorn

Leasehold - 166 years remaining

COUNCIL TAX BAND: B

EPC RATING: TBC

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.



Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)



Total area: approx. 59.8 sq. metres (643.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

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

