



**HEARNES**  
WHERE SERVICE COUNTS



A beautifully presented two double bedroom, two bath shower room ground floor character apartment, converted in 2017 and having been beautifully maintained by the current owner the property benefits from an impressive open plan kitchen/living room with double doors opening onto a private, sunny aspect rear garden. The property is situated within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links. Further benefits include an allocated parking space and share of the freehold.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the entrance of the apartment. On entering the apartment a welcoming entrance hall leads into an impressive open plan kitchen/living room with double doors leading onto the private garden. The kitchen area offers a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar and range of integrated appliances.

The impressive master bedroom features a fitted wardrobe and leads into a modern ensuite bathroom comprising a wash hand basin, WC and bath with shower over, whilst bedroom two is also a generously sized double room. The accommodation is complete with a modern fitted shower room.

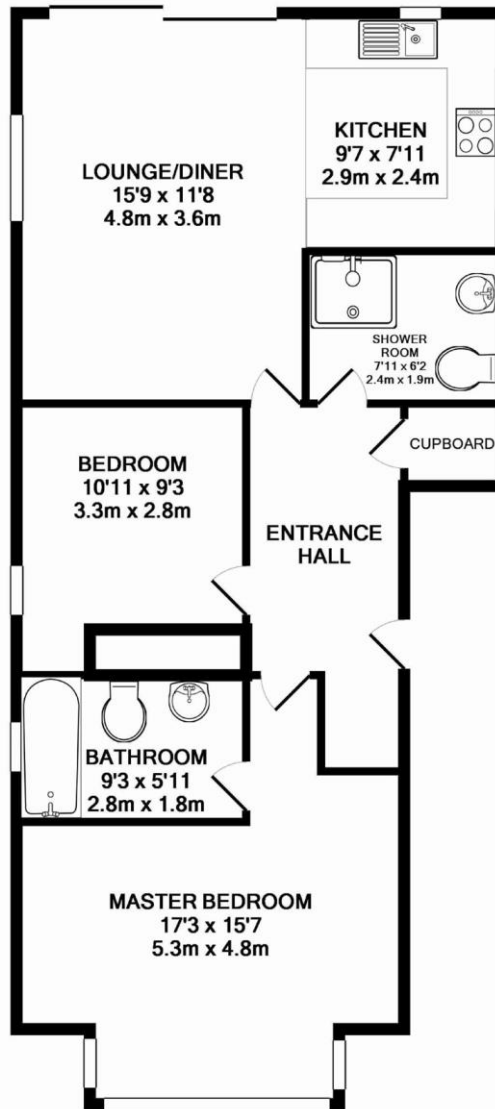
Externally, the property features a superb private garden offering a large patio seating area along with an area laid to artificial lawn, attractive walled garden and section of established shrub and flower borders. The property is conveyed with one allocated parking space located to the rear of the development.

**EPC: C**

**COUNCIL TAX BAND:C**

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.





TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2016



