



HEARNES
WHERE SERVICE COUNTS

A superbly presented top floor apartment ideally located just a moments walk from the award winning sandy beaches and seafront whilst also being within easy reach of main transport links and Bournemouth Town Centre. The property has been superbly maintained by the current owner and benefits from a modern fitted kitchen and bathroom, allocated parking and is being offered for sale with no forward chain.

The property is accessed via a secure entry phone system with the communal entrance located to the rear of the property with a communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into a living/dining room offering a pleasant southerly outlook. A seperate kitchen offers a selection of floor and wall mounted units finished with matching work surface. The property features two bedrooms of which are served by a modern bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is conveyed with one allocated parking space.

Share of Freehold: Currently being altered from 125 years from 2006, to 999 years from 2006.

Ground Rent: Peppercorn

Service Charge: Approx £597.00 per 6 months

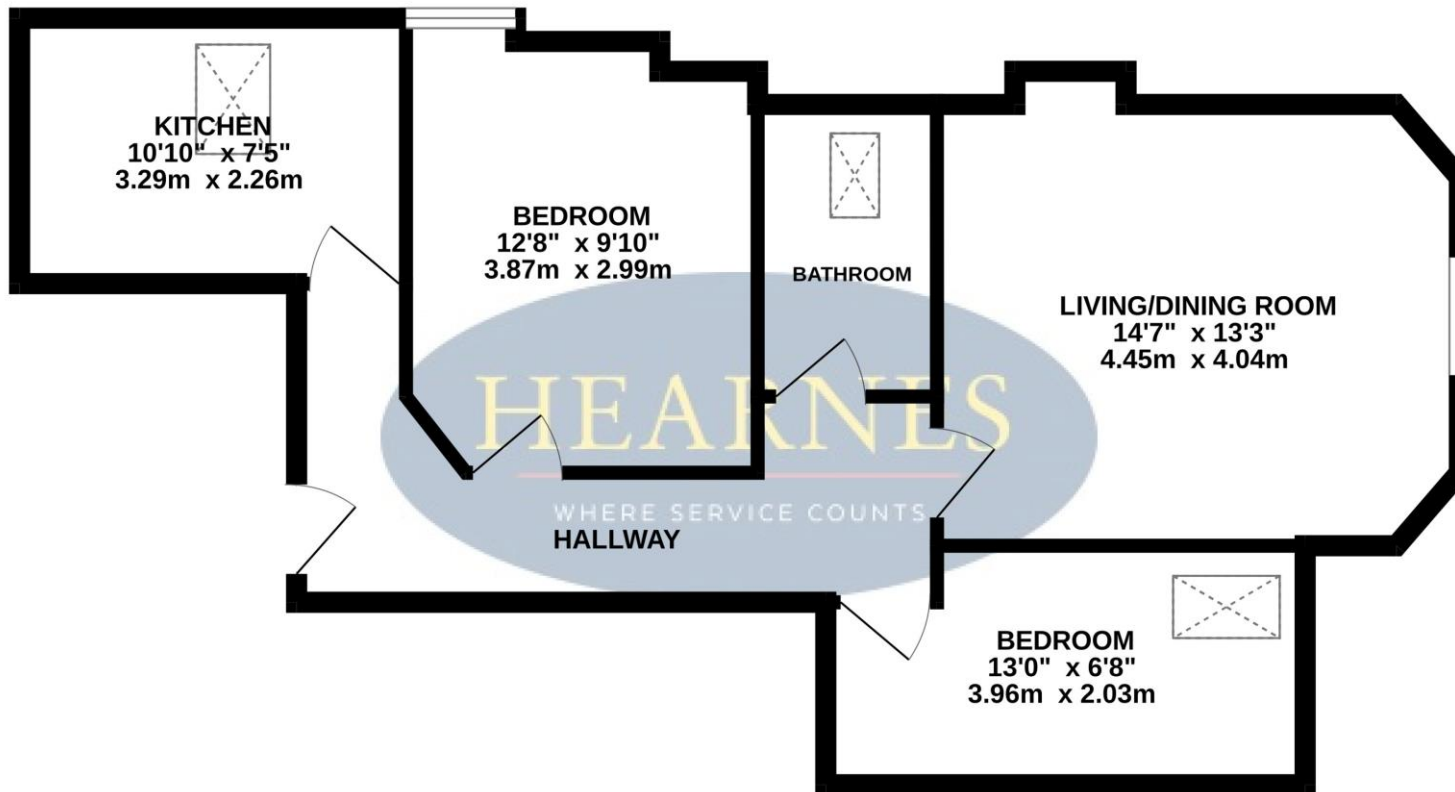
EPC: E

COUNCIL TAX BAND:B

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.



TOP FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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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