



HEARNES

WHERE SERVICE COUNTS

A superbly presented, first floor one bedroom apartment situated in a sought after West Cliff location. The property is ideally located within moments of the seafront and award winning beaches whilst only a short distance to Bournemouth Town Centre, offering a wide range of shops, bars and restaurants. Benefitting from a modern shower room and separate kitchen, the property would make an ideal investment or first time purchase.

The property is entered via a secure communal entrance door with stairs leading to the first floor and entrance of the apartment. On entering, the bedroom, bathroom and spacious living / dining room all feed off the hallway. The living / dining room leads to the kitchen offering a range of floor and eye level units along with space for appliances. Completing the accommodation is a modern fitted shower room comprising a WC, wash hand basin and corner shower enclosure.

Leasehold with approximately 151 years remaining.

No forward chain.

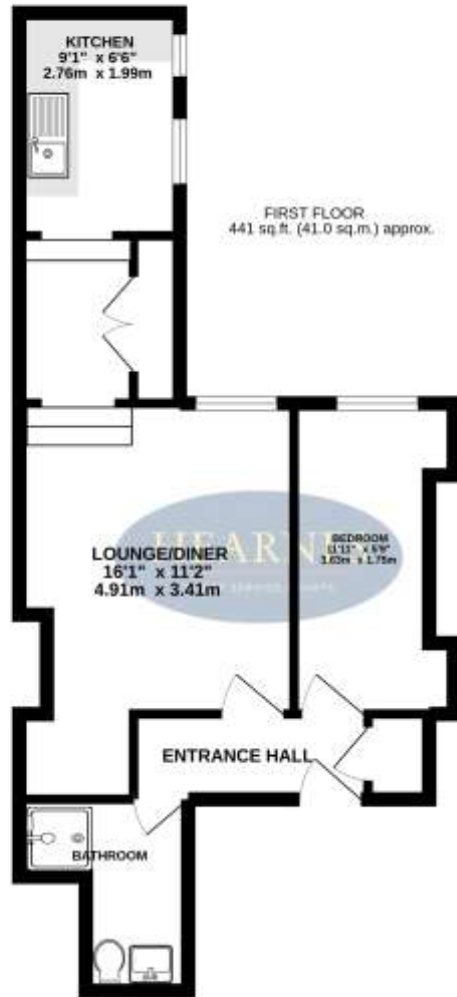
Maintenance £1,554 per annum.

COUNCIL TAX BAND: A

EPC RATING: 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.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.

While 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

