



HEARNES
WHERE SERVICE COUNTS

A very rare opportunity to purchase a beautifully presented five bedroom apartment located in the prestigious Bath Hill Court development offering impressive and spacious accommodation, access to gardens and concierge service. This landmark Town Centre development is ideally located a moments walk to all Bournemouth had to offer including a range of bars, shops and restaurants along with the award winning sandy beaches. The property, located on the ground floor, features three large reception rooms, three bath/shower rooms and five double bedrooms. An internal viewing is highly recommended to appreciate the size and grandeur of this wonderful home.

Accessed via a secure entry system the impressive and recently redecorated communal hallways of Bath Hill Court provide access, with a superbly maintained stairwell and lift, to the entrance to the apartment. On entering the property an impressive entrance hall provides access to all accommodation. A spacious living room opens into a separate formal dining room whilst also giving access to a patio and the immaculate communal grounds. A luxury refitted kitchen with breakfast bar offers ample floor and wall mounted units opening into a dining area which in turn leads to a bedroom with modern ensuite and further access to the apartment.

The property's remaining four bedrooms are all double in size all enjoying beautiful original sash glass windows. The master bedroom benefits from a dual aspect outlook over communal grounds, fitted wardrobes and ensuite bathroom. Bedrooms two, three and four all generous rooms are served by a family bathroom comprised of hand wash basin, WC and bath. Completing the accommodation is a separate WC and multiple storage cupboards.

Externally the property is situated within superbly maintained communal grounds and benefits from residents parking. Doors from the living room open up onto a patio area and communal grounds.

Concierge service and a Share of Freehold

Maintenance: approximately £1,492 per quarter including water and sewage rates and sinking fund contribution.

EPC: C

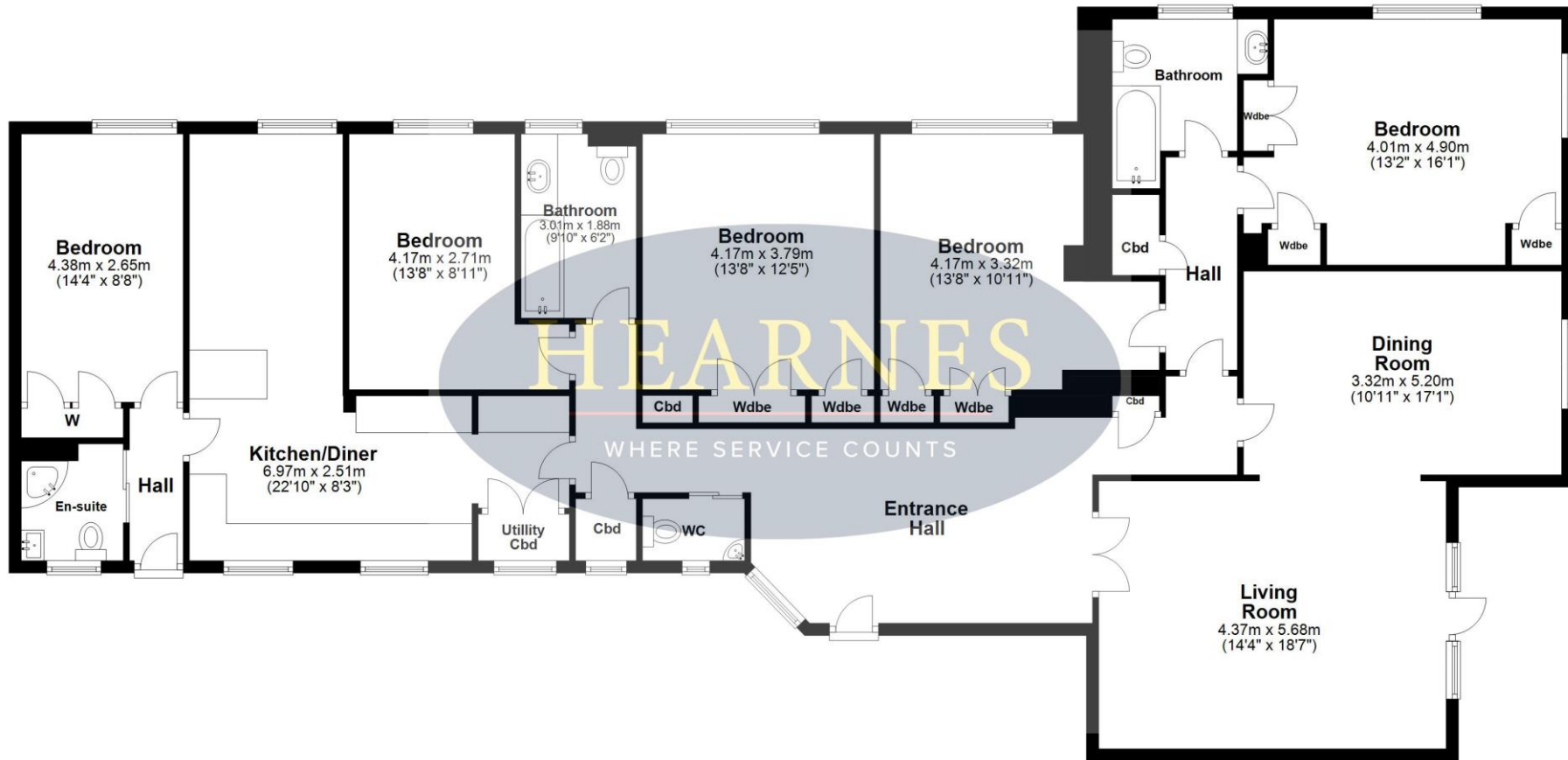
COUNCIL TAX BAND: G

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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. 210.0 sq. metres (2260.8 sq. feet)



Total area: approx. 210.0 sq. metres (2260.8 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 or 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.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

