



**HEARNES**

WHERE SERVICE COUNTS

An immaculately presented two double bedroom first floor apartment situated in a secure gated development within easy reach of Bournemouth Town Centre, transport links and the award-winning sandy beaches. The property features a balcony, two luxury bath/shower rooms, living/dining room and spacious kitchen/breakfast room. Further benefits include a long lease, secure underground parking and ample visitor parking.

The development is accessed via a secure entry phone system with a well-maintained communal hallway and lift providing access to the apartment. On entering the property a hallway leads into a living/dining room overlooking the front aspect. A high specification kitchen/breakfast room offers ample floor and wall mounted units finished with a matching work surface and attractive feature window looking into the living/dining room.

Both bedrooms are double in size with the primary bedroom featuring a dressing area, en suite bathroom and access to the balcony. The accommodation is complete with a further modern fitted shower room.

Externally the development is situated within gated, superbly maintained communal grounds with the property conveyed with one secure, underground parking space along with the use of ample visitor spaces.

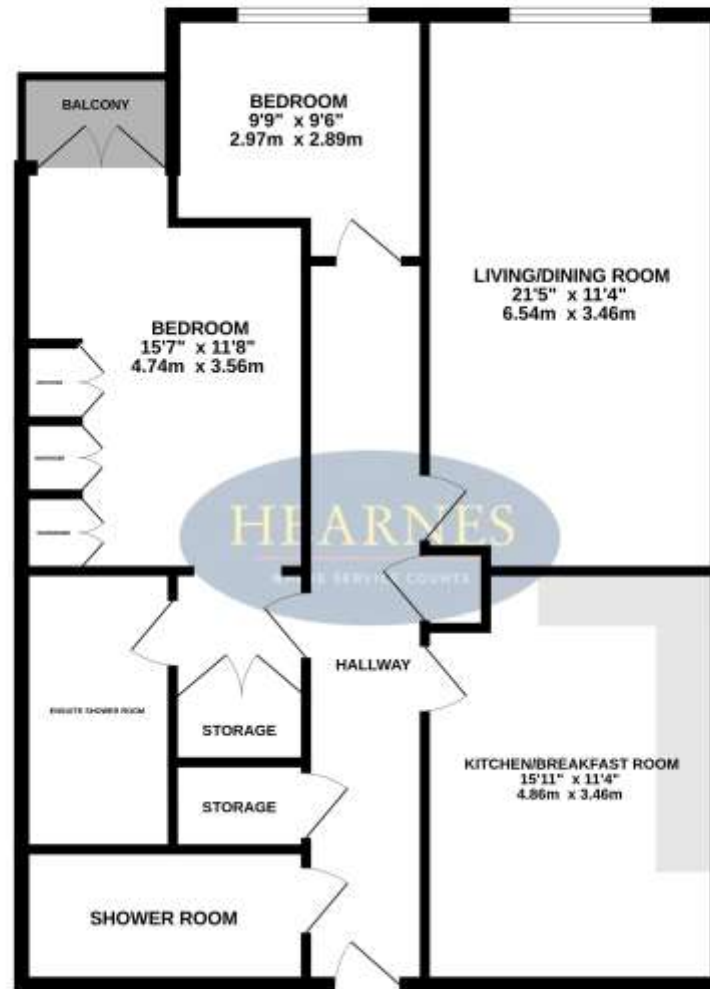
**COUNCIL TAX BAND: E**

**EPC RATING: B**

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.



FIRST FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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 inaccuracy or misstatement. This plan is for illustrative purposes only and should be used on 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

