



2 St Swithuns Road, Bournemouth  
Dorset

**HEARNES**

WHERE SERVICE COUNTS

# St Swithuns Road, Bournemouth, Dorset

A spacious two bedroom, lower ground floor apartment with private entrance and garden ideally located only a moments walk to Bournemouth Town Centre, award winning beaches and main line train station. The property features two double bedrooms, modern shower room and separate kitchen along with a long lease. The property is offered for sale with no forward chain.

The property is accessed via a private entrance leading into a living room which overlooks the private rear garden. The living room leads into a separate kitchen offering ample floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances. The kitchen leads to a spacious internal hallway offering the ideal space for a home office area and in turn leads to the property's two bedrooms, both of which are double in size. The accommodation is complete with a modern fitted shower room comprising a WC, wash hand basin and shower.

Externally the property features a private rear garden accessed directly from the apartment.

Leasehold - 150 years from January 1986

Service Charge - £30.00 per month

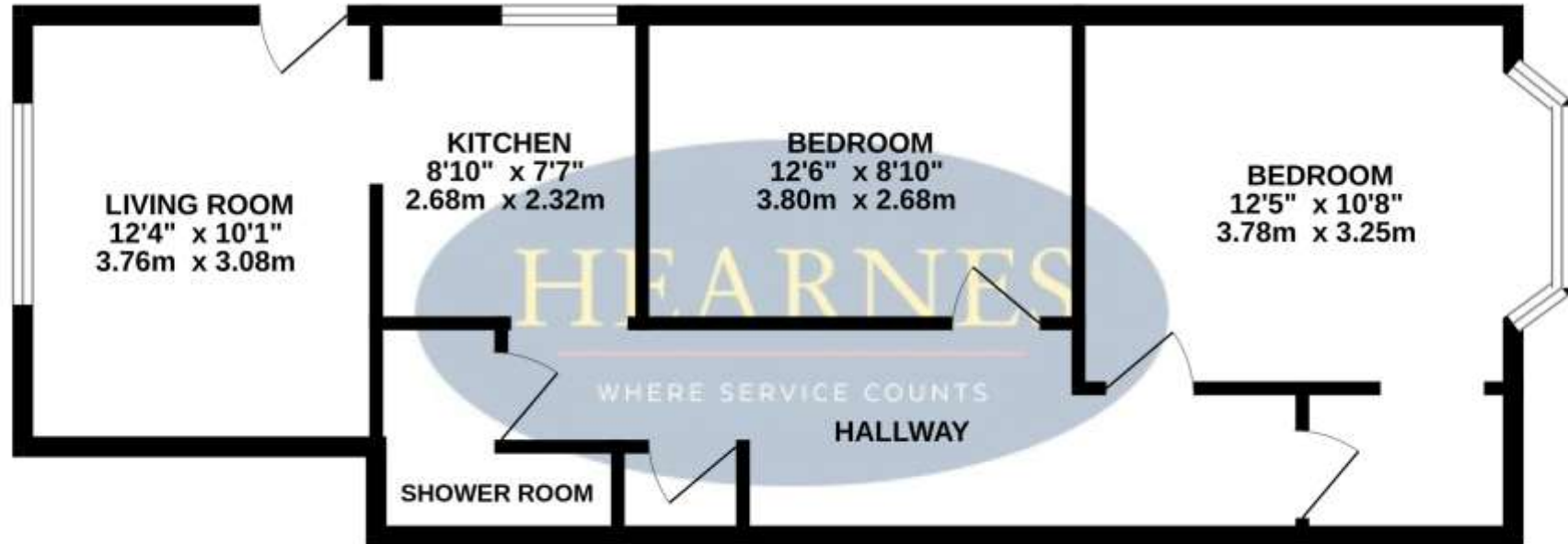
**EPC RATING: C**

**COUNCIL TAX BAND: A**

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.



**GROUND FLOOR**  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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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