



**HEARNES**

WHERE SERVICE COUNTS

A superbly presented, modern ground floor apartment located in a sought after location within easy reach of Bournemouth Town Centre, the popular Westbourne Village and only moments from the picturesque Coy Pond and beautiful Bournemouth Gardens. The apartment offers an ideal investment or first time purchase opportunity and further benefits from two modern bath/shower rooms, allocated parking and long lease.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to entrance of the apartment. On entering the property a hallway leads into a living/dining featuring a Juliet style balcony and offering a pleasant wooded outlook to the rear of the development. A separate kitchen offers ample floor and wall mounted units finished with a matching work surface and spaces for kitchen appliances.

Both of the property's bedrooms are double in size with the master bedroom benefitting from a modern en suite shower room. A further family bathroom completes the accommodation.

Externally the development is situated within superbly maintained communal gardens backing onto the beautiful Coy Pond.

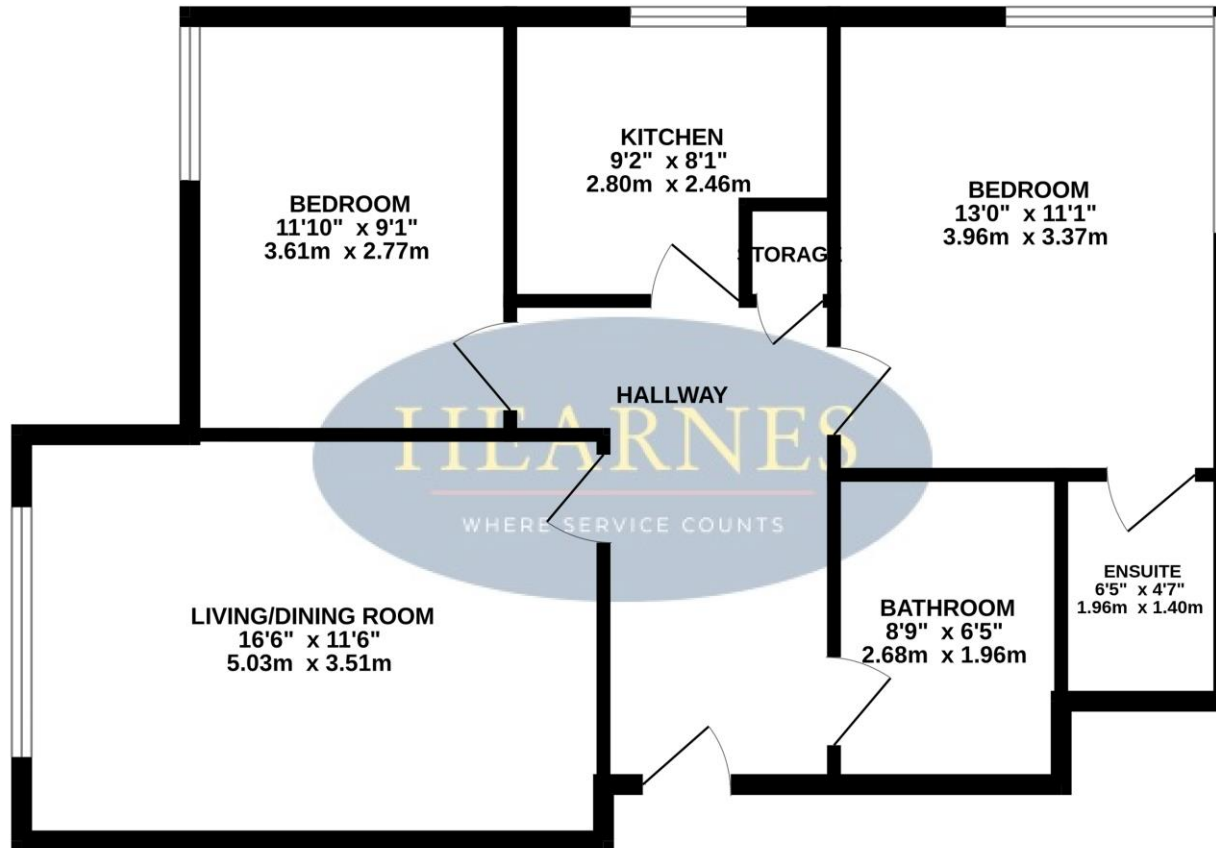
**COUNCIL TAX BAND: C**

**EPC BAND: C**

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  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

