



HEARNES
WHERE SERVICE COUNTS

A superbly presented two bedroom ground floor, character apartment featuring its own impressive private rear garden whilst being located only a short distance to the seafront and award winning sandy beaches. Having been maintained and updated to a high standard by the current owner the property further benefits from an open plan kitchen/living room, modern fitted bathroom, share of freehold and allocated parking.

The development is accessed via a secure entry phone system with a communal hallway leading to the entrance of the apartment. On entering the property a welcoming entrance hall leads into an impressive open plan kitchen/living room which also provides direct access onto the private garden. The kitchen area offers a comprehensive range of floor and wall mounted units finished with a matching work surface along with space for kitchen appliances.

The property's two bedrooms are served by a modern bathroom comprising a WC, wash hand basin and bath with shower over.

A particular feature of the property is the beautiful, private rear garden offering a large decked seating area along with an area laid to lawn providing the ideal outdoor entertaining and dining set up. The property is conveyed with one allocated parking space.

Share of Freehold - 999 years from 1988
Service Charge - £400.00 per quarter
Ground Rent - £0.00

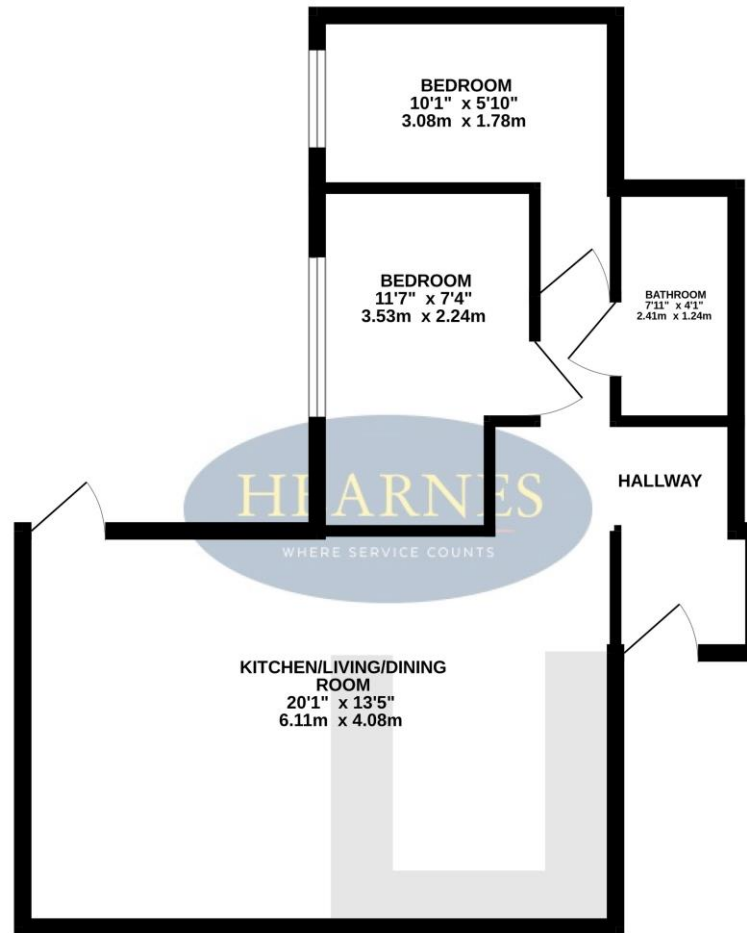
EPC RATING: C

COUNCIL TAX BAND: 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.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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.
Made with Metropix 6/2024

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