



**HEARNES**  
WHERE SERVICE COUNTS



This is a rare opportunity to purchase a beautifully presented four-bedroom apartment in the prestigious Bath Hill Court development. Offering impressive and spacious accommodation along with concierge service, this landmark Town Centre residence is ideally located just a short walk from all that Bournemouth has to offer, including a range of bars, shops, and restaurants, as well as the award-winning sandy beaches. The property, situated on the first floor, features two large reception rooms, two bath/shower rooms, and four bedrooms. An internal viewing is highly recommended to fully 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 lead to the apartment's entrance through a superbly maintained stairwell and lift. Upon entering, you are greeted by an impressive entrance hall that provides access to all accommodation. The spacious living room, which opens onto a private balcony, seamlessly connects to a separate formal dining room. A modern fitted kitchen with a breakfast bar offers ample floor and wall-mounted units and opens into a dining area.

The property's four bedrooms are all generously sized doubles. The principal bedroom benefits from a balcony, a dual-aspect outlook over the communal grounds, and fitted storage. The second bedroom, also with a balcony, along with the third and fourth bedrooms—both spacious—are served by a family bathroom featuring a hand wash basin, WC, and bath. Completing the accommodation is a utility room and a separate shower room with a WC and hand wash basin.

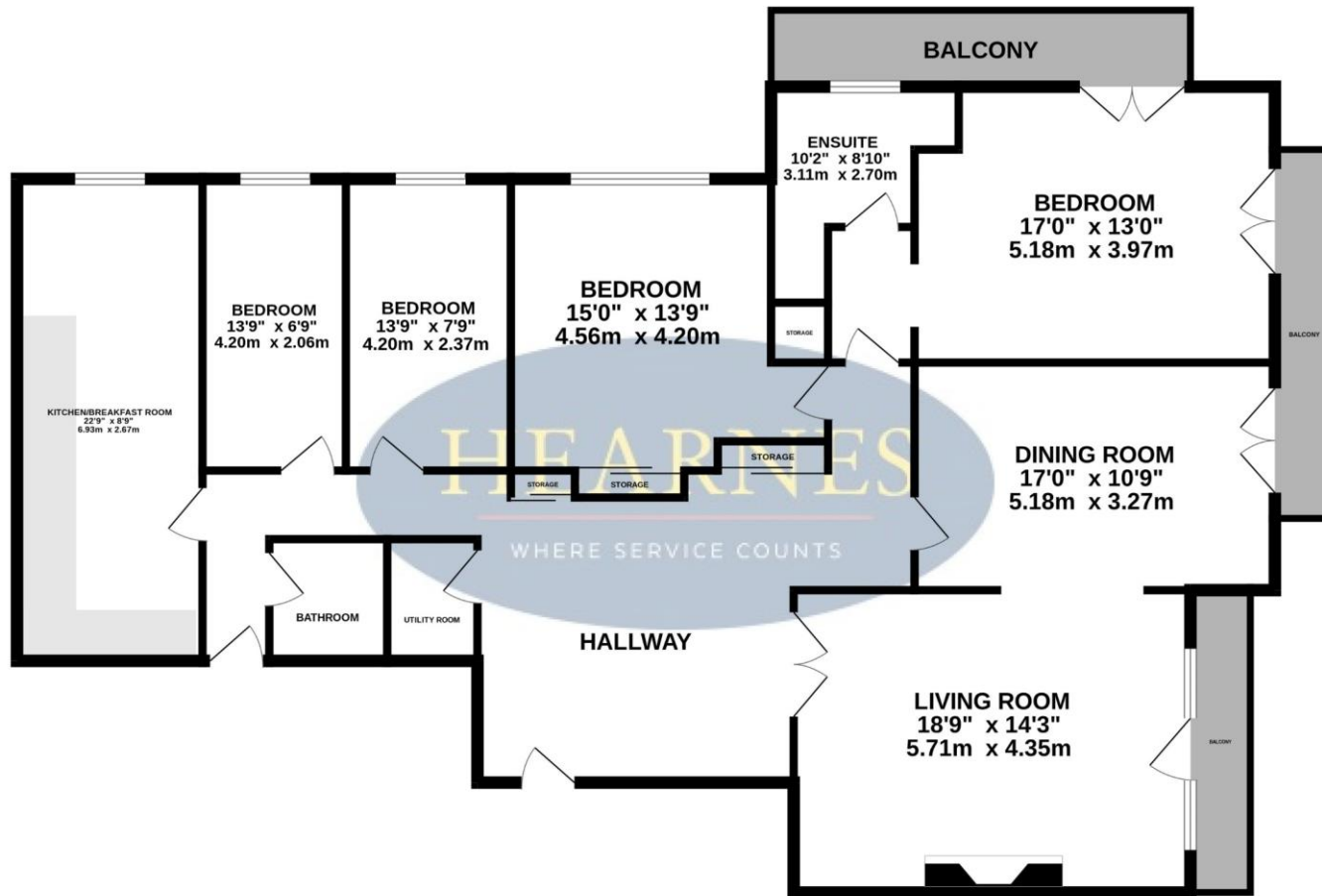
Externally, the property is set within superbly maintained communal grounds and benefits from residents' parking.

Additional features include a concierge service  
Share of Freehold - 996 years remaining on lease  
Maintenance: £1380.00 per quarter

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



1760 sq.ft. (163.5 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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.  
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



