



HEARNES

WHERE SERVICE COUNTS



A superbly presented, characterful three double-bedroom apartment offering in excess of 1,000 Sq. Ft of accommodation. Located in the heart of Bournemouth Town Centre, the property is ideally positioned just moments from the award-winning sandy beaches and a comprehensive range of shops, bars, and restaurants, along with the BH2 Leisure facilities. The apartment features a spacious living/dining room, a bath/shower room, a modern fitted kitchen, and a private balcony. Further benefits include a share of the freehold and an allocated garage.

A secure entry system provides access to a well-maintained communal hallway, with stairs and a lift rising to all floors. Upon entering the apartment, a spacious hallway with ample storage opens to all accommodations. The bright and airy living/dining room boasts a dual aspect, a feature fireplace, woodblock flooring, and a single door leading out to a balcony with town centre views. The separate kitchen is equipped with a range of modern base and eye-level units, an integrated electric oven and hob, and space for additional appliances.

The principal bedroom is a generous dual-aspect double, featuring a box bay window and access to the balcony. Bedrooms two and three are also spacious doubles, served by a modern family bathroom fitted with a white suite, including a bath with shower over and wash basin. Completing the accommodation is a separate WC.

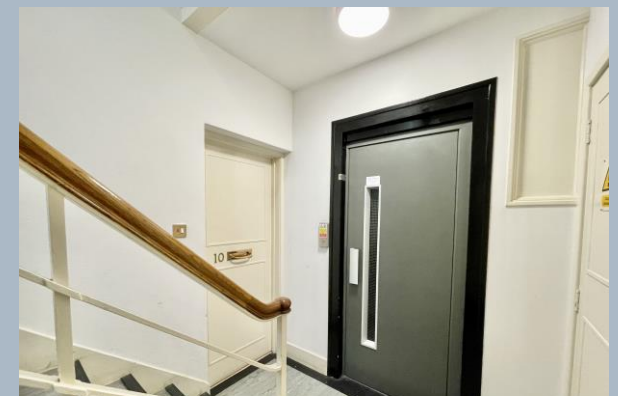
Externally, the property benefits from an allocated garage.

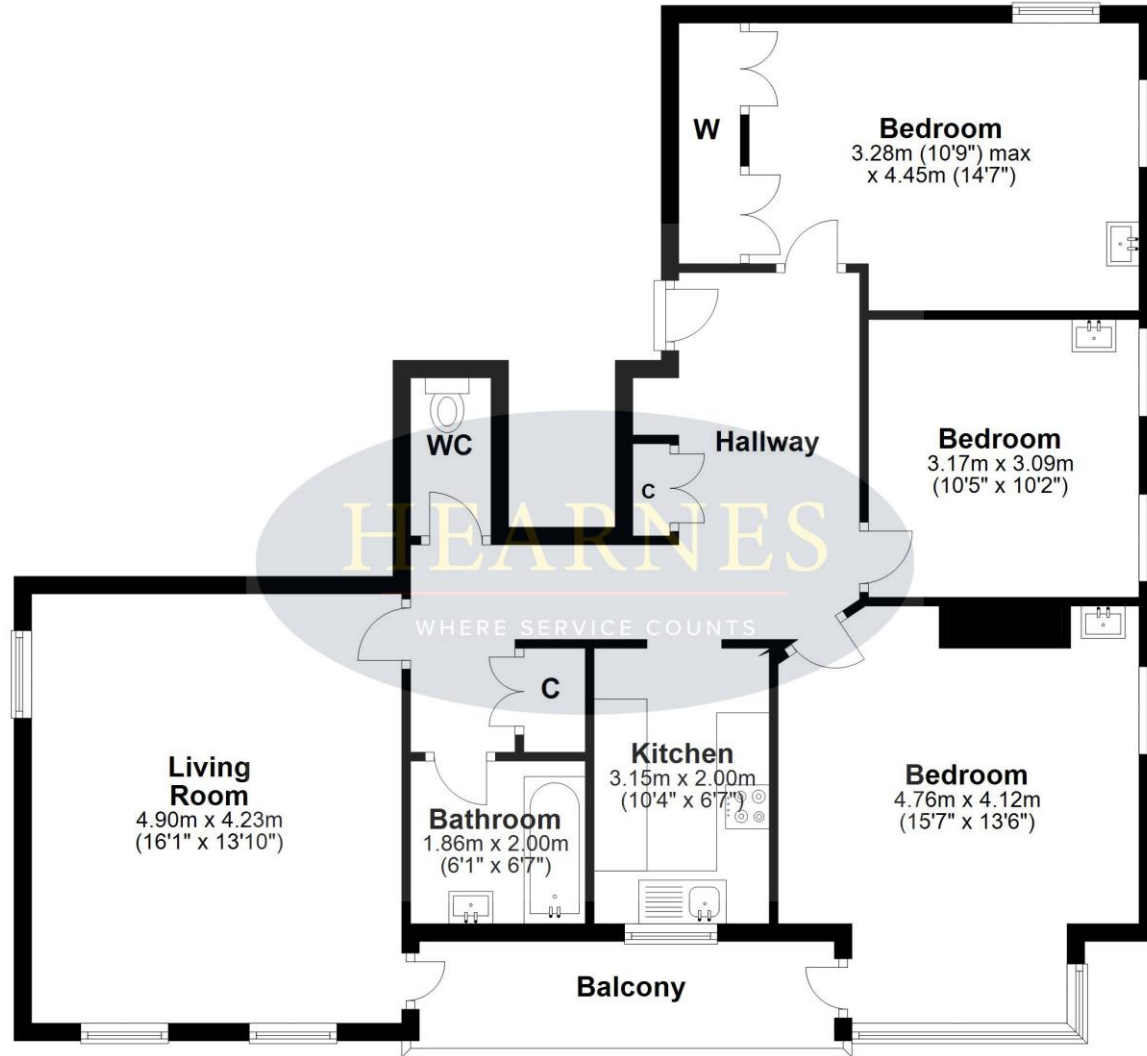
Share of Freehold Maintenance Charge: £385 per month (includes gas, hot water, building insurance, and general maintenance).

Council Tax Band - D

EPC Rating - TBC

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.





Total area: approx. 93.8 sq. metres (1010.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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. Plan produced using PlanUp.

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