



HEARNES
WHERE SERVICE COUNTS

A beautifully presented one-bedroom apartment situated within a prestigious gated development, enviably located on the beachfront. Situated in Boscombe Spa, just moments from the pier, this development benefits from 24-hour concierge, a secure electronic entry system, a residents' gym, and a communal sun terrace with stunning views over the beach. The property offers breathtaking views from Old Harry's Rock to The Needles and is offered for sale with no onward chain.

Accessed via a secure intercom entry system, the building features a well-maintained communal hallway with both a lift and stairs leading to all floors. Upon entering the apartment, a hallway leads to all rooms, along with a useful storage cupboard. The open-plan kitchen/living/dining area takes full advantage of the spectacular views, looking directly down the beach towards the Isle of Wight, with access to a balcony. The modern kitchen is fitted with a range of base and eye-level units, along with integrated appliances.

The principal bedroom is a spacious double room, complete with fitted wardrobes. The apartment is complemented by a modern family bathroom, which includes a WC, hand wash basin and shower.

The property is conveyed with one allocated parking space, and residents enjoy access to the on-site gym, 24-hour concierge service, and the 180-degree viewing deck.

Maintenance charges are approximately £1,768.95 per half year, paid in March and September.

Ground Rent: £448 per annum.
131 years remaining on the lease.

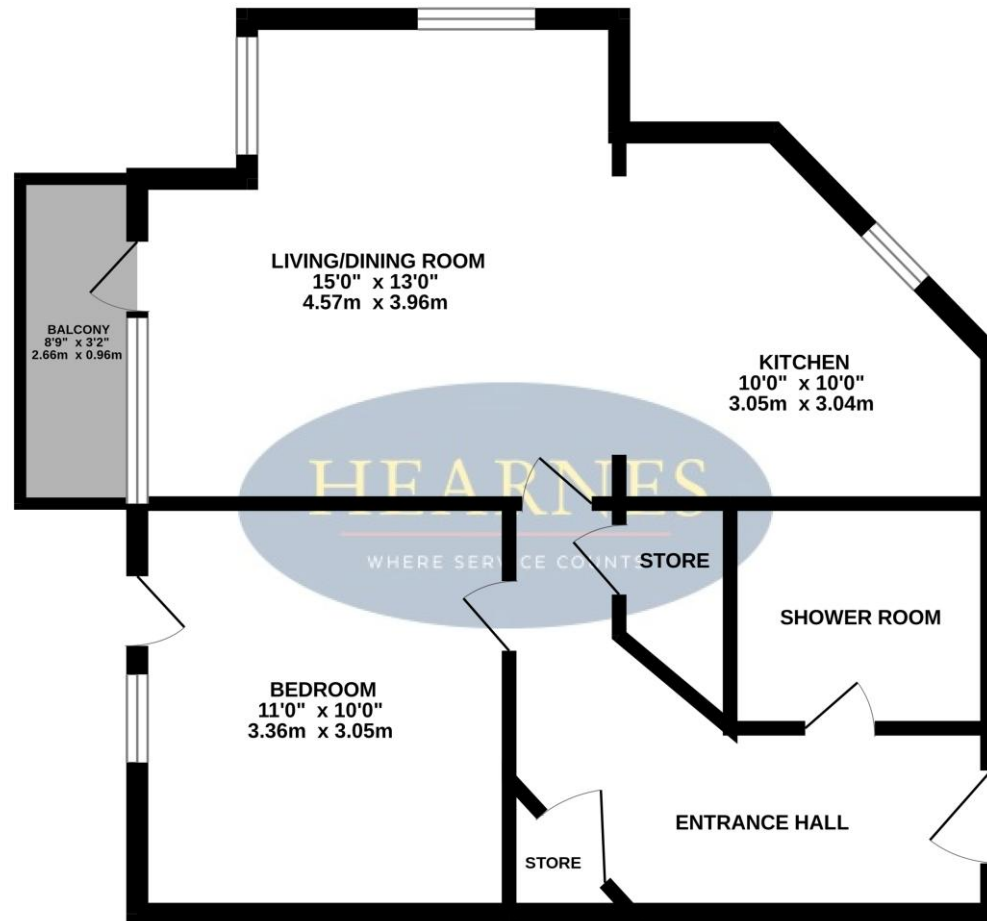
COUNCIL TAX BAND: E

EPC RATING: C

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.



FOURTH FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

