



HEARNES
WHERE SERVICE COUNTS

A beautifully presented top floor apartment located in the popular East Cliff area of Bournemouth. The property is ideally situated being approximately 0.3 of a mile from the beach front, 1.3 miles from Bournemouth Town Centre and just moments walks away from a bus stop providing a regular local service. Benefitting from two double bedrooms, two bath/shower rooms, open plan living dining room, kitchen/breakfast room, utility and lift in block.

A secure entry phone system gives access to an immaculately maintained communal hallway. The apartment can be found on the top floor and upon accessing the property a welcoming hallway gives access to all further accommodation as well as a useful storage cupboard. There is a large master bedroom which benefits from a comprehensive range of fitted wardrobes providing ample hanging and shelving space, there is access to a luxury en-suite shower room with contemporary tiling, oversized shower, WC and wash hand basin. There is a second double bedroom with window overlooking the communal gardens and this is served by a spacious family bathroom which is fitted with a modern white suite comprising panelled bath, WC and wash hand basin.

There is a good sized kitchen breakfast room which is fitted with a range of modern base and eye level units to include integrated double ovens, hob and fridge/freezer. The kitchen provides ample room for a breakfast table. There is also the unusual benefit of a separate utility room providing additional sink, storage cupboard and space and plumbing for a washing machine. Completing the accommodation is a particularly spacious living/dining room which benefits from a dual aspect overlooking the communal gardens. From the living area there is access to a further small sitting area/sun room that opens back into the master bedroom.

The development is surrounded by particularly well maintained communal grounds of which the property benefits a pleasant outlook over. Within the communal gardens there is an attractive summer house for use of all residents. The property also benefits from secure underground parking with electric gated access and there is ample provision for visitors parking.

Tenure: Share of Freehold.

Service/maintenance charge approx. £200 pcm.

COUNCIL TAX BAND: D

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.



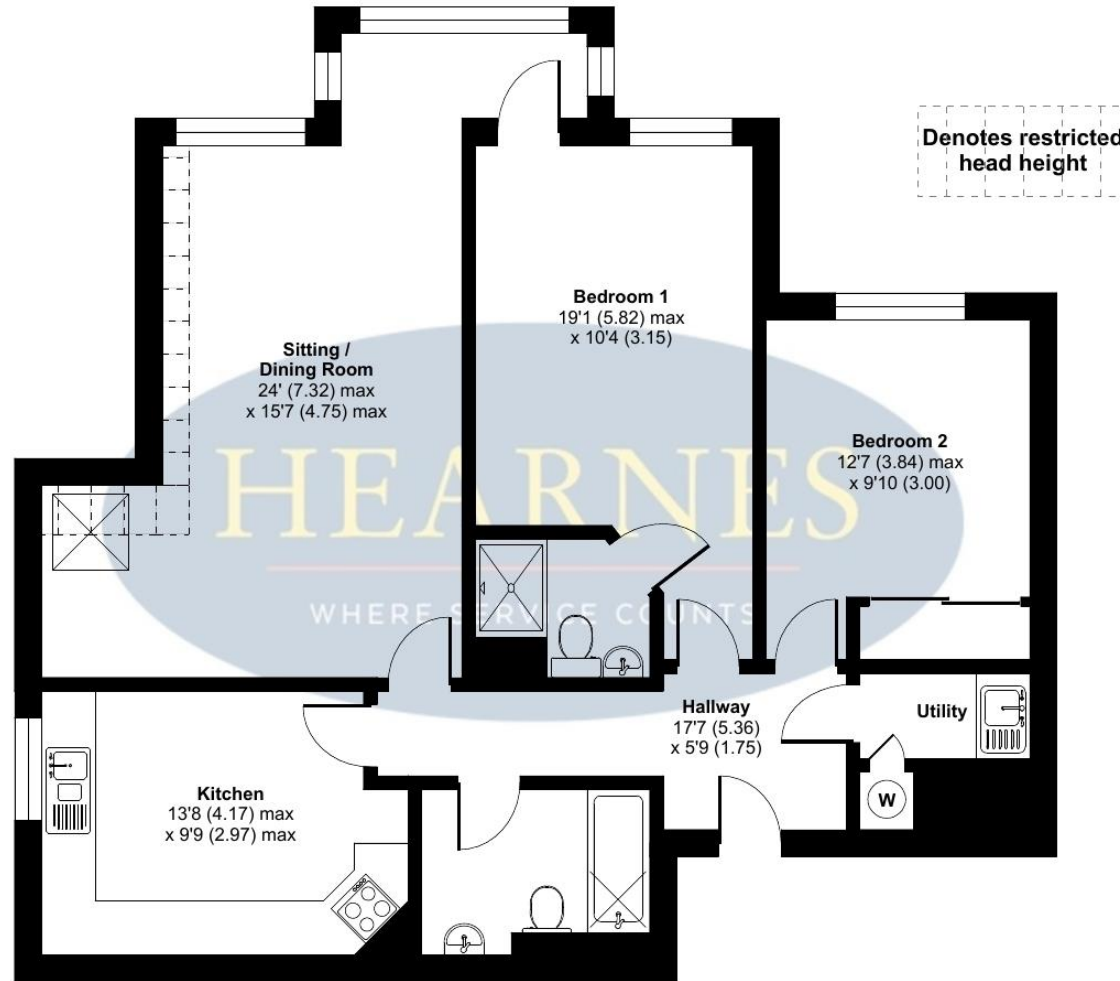
Derby Road, BH1

Approximate Area = 936 sq ft / 87 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 959 sq ft / 89.1 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1079415

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

