



HEARNES
WHERE SERVICE COUNTS

This beautifully presented, custom-designed two-bedroom first-floor apartment is situated in the highly desirable Boscombe Spa area, just moments from award-winning sandy beaches and conveniently close to Bournemouth Town Centre and transport links. The property boasts a stunning modern bathroom, a high-specification kitchen, an open-plan living/dining room, and a sunny balcony. Additional features include a garage, a lift, and a long lease.

The development is accessed via a secure entry system with a well-maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property, a bright and airy hallway provides access to all accommodations. An open-plan living/dining room leads onto a sunny aspect balcony offering a pleasant outlook over the communal grounds down towards Boscombe Chine Gardens. A recently refitted luxury kitchen offers a comprehensive range of floor and wall-mounted units finished with a contrasting work surface and integrated appliances.

Both bedrooms are double in size, with the principal bedroom overlooking the communal grounds. The accommodation is complete with a bespoke and beautifully refitted bathroom using the original coral pink hand wash basin, bath, and WC.

Externally, the property is conveyed with a garage and residents' parking.

Share of Freehold – Approx 946 years remaining

Maintenance – Approx £2933.00 per annum

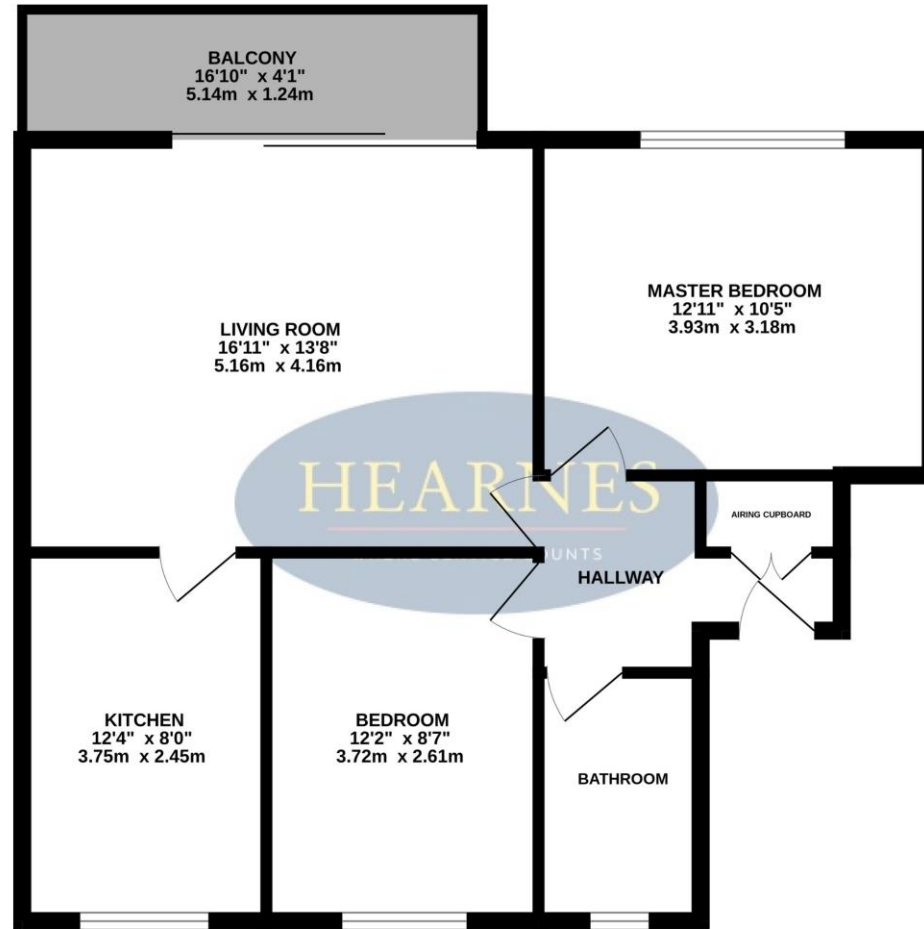
Ground Rent: £100.00 per annum

Council Tax Band: C EPC Rating: TBC

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.



FIRST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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

