



**HEARNES**  
WHERE SERVICE COUNTS



A stunning two double bedroom tenth floor apartment located moments from Bournemouth Town Centre, offering amazing stunning sea views from the Isle of Wight to Old Harrys Rock. The property has been superbly updated and maintained by the current owners and features a modern fitted kitchen, shower room and separate WC, along with the added benefit of a dining room, impressive living room which leads onto a sunny aspect balcony offering panoramic sea views. Further benefits include a share of freehold and secure underground parking with ample visitors parking and concierge service.



On entering the development, a superbly maintained communal hall and lift provide access to the tenth floor and entrance to the apartment. On entering the apartment, a welcoming entrance hall leads to all accommodation and opens into a dining area which in turn leads into a dual aspect living room with doors opening onto a balcony offering panoramic sea views. A separate modern fitted kitchen offers a range of floor and wall mounted units, finished with a matching work surface, and offers a fantastic Sea and Town view.



Both bedrooms are generously sized double rooms and benefit from fitted wardrobes whilst being served by a modern shower room featuring a large walk in shower and separate WC.

Externally the property is situated in superbly maintained communal grounds whilst benefitting from secure underground parking and ample visitor parking.

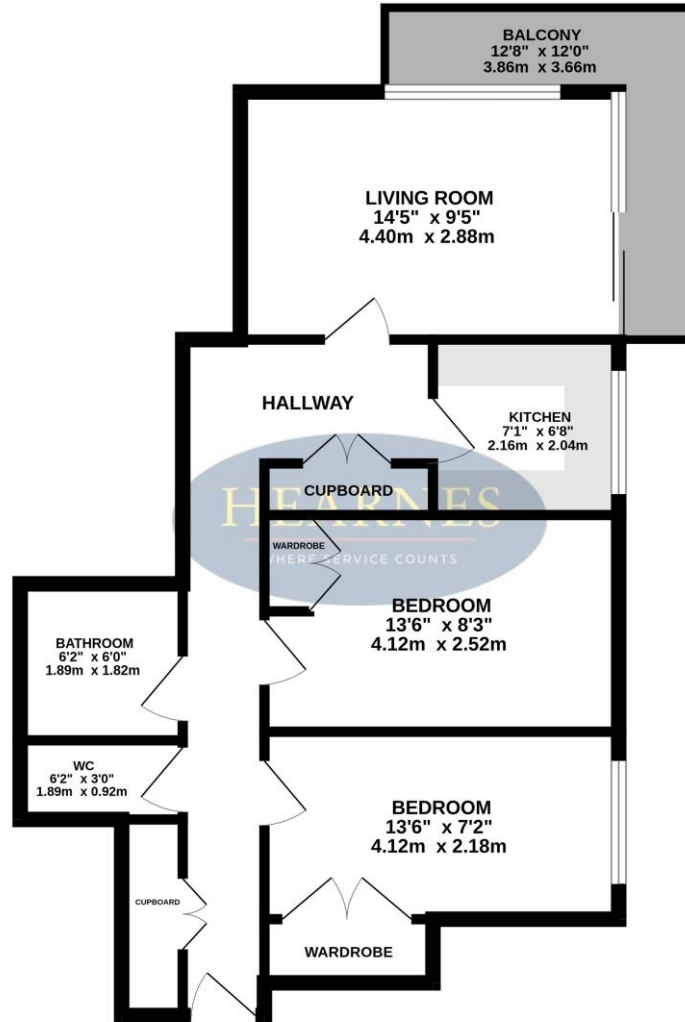
**COUNCIL TAX BAND: E**

**EPC:C**

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.



TENTH FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.2 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



