



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented three double bedroom apartment situated within a prestigious development moments from the seafront and award winning sandy beaches. The property has been finished to a high specification by the current owners and benefits from fantastic sea views, generously sized balcony, underfloor heating, air conditioning, two luxury bath/shower rooms and one allocated underground parking space. The property is offered for sale with no forward chain.

The property is entered via a secure video entry phone system with communal stairs and lifts providing access to the apartment. On entering the property a spacious hallway with useful storage cupboard opens into an impressive open plan kitchen/living/dining room with doors leading onto a balcony offering spectacular sea views. The high specification kitchen offers a comprehensive range of floor and eye level units finished with a contrasting granite work surface and island unit and has a full range of integrated appliances comprising a washing machine, dishwasher, fridge/freezer, hob and eye level double oven.

All three bedrooms are double in size with the principal bedroom benefitting from fitted wardrobes and the use of a modern fitted en suite shower room finished with tiled walls and comprising a WC, wash hand basin and bespoke shower unit. Completing the accommodation is a luxury fitted family bathroom finished with tiled walls and comprising a WC, wash hand basin and panel bath with shower over.

The property is conveyed with one secure allocated underground parking space and storage unit.

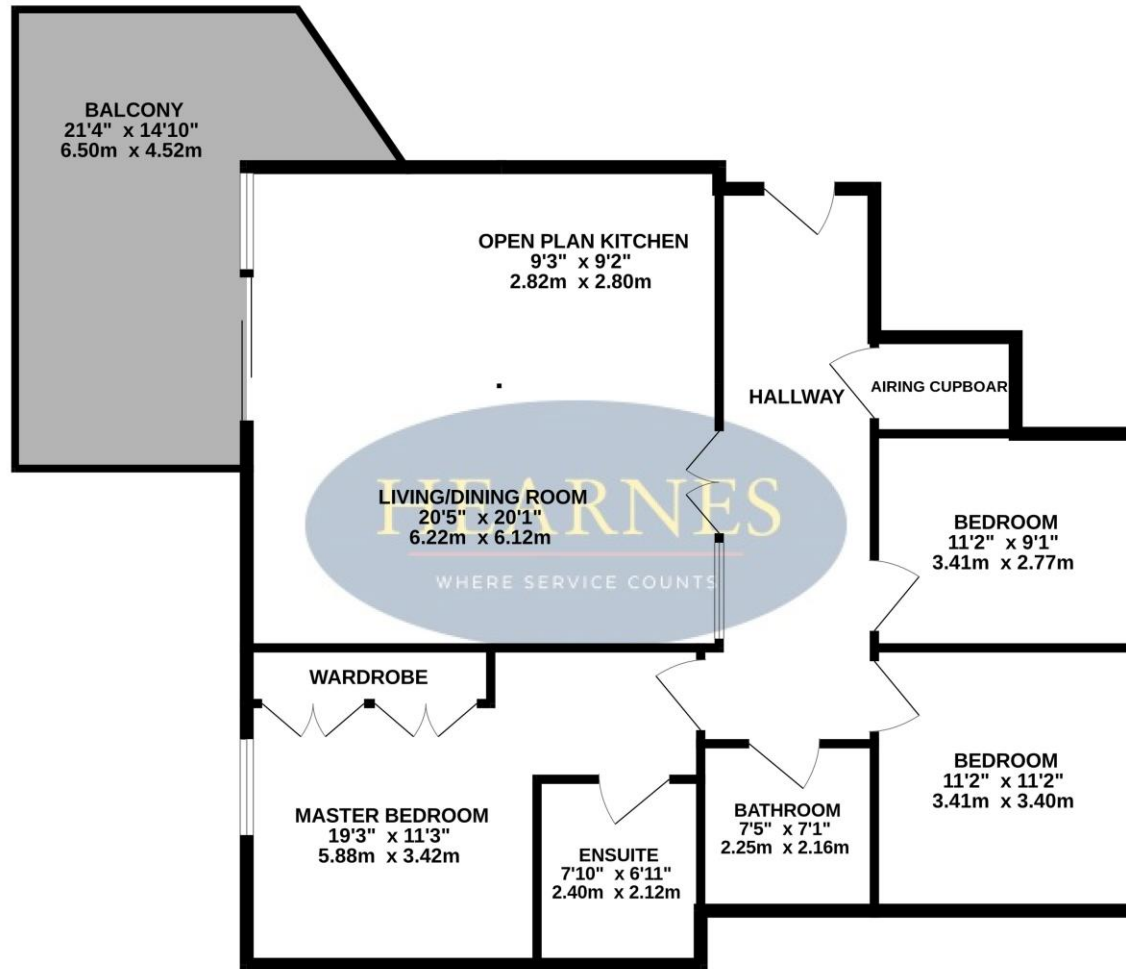
Leasehold with approximately 983 years remaining. Maintenance approximately £1,500 every 6 months. Ground rent approximately £250 per annum.

**COUNCIL TAX BAND: F**

**EPC RATING: B**

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.





TOTAL FLOOR AREA : 1009sq.ft. (93.7 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

