



HEARNES
WHERE SERVICE COUNTS

A stunning two double-bedroom ground floor apartment, ideally located within walking distance of Bournemouth town centre, the Station, and award-winning sandy beaches. This property offers spacious accommodation, featuring an open-plan kitchen/living/dining room with access to a private garden, a luxury bathroom, a private entrance, and secure residents' parking.

Upon entering the building through a secure entry phone system, a grand hallway leads to the apartment entrance. Additionally, a private entrance through the garden provides direct access to the kitchen. The impressive kitchen/living/dining room boasts high ceilings and a comprehensive range of floor and wall-mounted units, complemented by contrasting work surfaces and integrated appliances.

From the main entrance hall, two generously sized double bedrooms overlook the garden and are served by a luxury bathroom, complete with a WC, hand wash basin, and a bath with an overhead shower.

Externally, the property benefits from a spacious private garden, primarily laid to lawn, with a patio and gravel area ideal for al fresco dining and entertaining. A garden shed offers additional storage space. To the front, secure residents' parking is provided, accessible via electric gates.

Maintenance charge approximately £1,400 per annum

Ground rent - £215 per annum

Leasehold - 120 years remaining

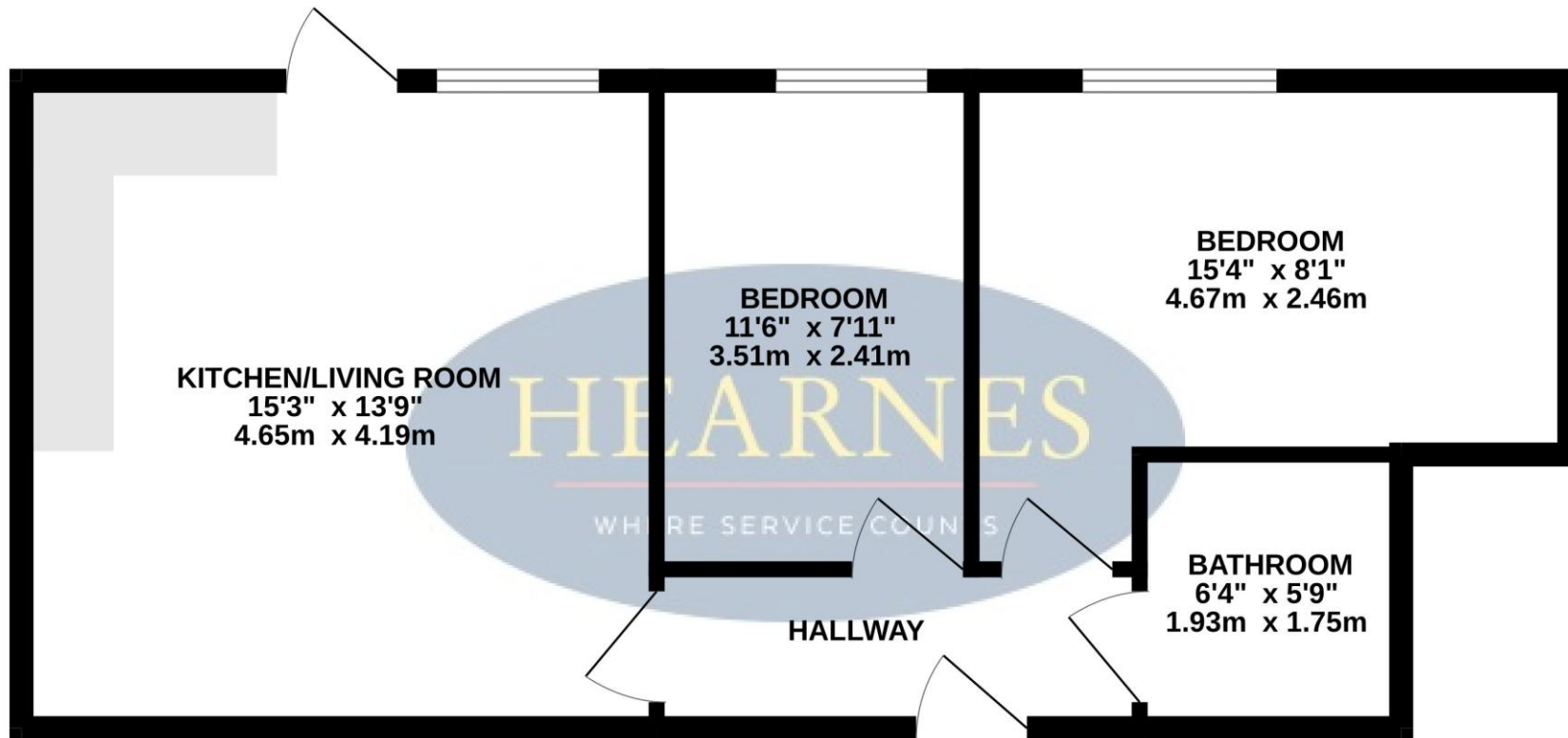
COUNCIL TAX BAND: C

EPC RATING: D

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.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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.

Made with Metropix ©2025

