



HEARNES
WHERE SERVICE COUNTS

A superbly presented two double bedroom, second floor apartment located in the heart of Bournemouth Town Centre moments from a range of shops, bars and restaurants with along with the award winning sandy beaches and sea front only a short walk from the apartment. The property offers spacious living accommodation, having been maintained by the current owners to an exceptional standard, whilst further benefiting from two balconies, two modern bathrooms and separate kitchen. The property is offered for sale with no forward chain and further benefits from secure underground parking and a share of freehold.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the second floor and access to the apartment. On entering the property a spacious entrance hall, with useful storage cupboards, opens into a spacious living/dining room which leads onto a spacious, sunny aspect balcony offering a pleasant outlook over the superbly maintained communal gardens. A separate kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for kitchen appliances.

The property's two bedrooms are generously sized double rooms with the master bedroom featuring access to a second balcony along with a modern fitted en suite bathroom. A further modern bathroom completes the accommodation.

Externally the property is situated within superbly maintained communal grounds whilst also benefitting from a securely accessed parking space along with additional visitor parking.

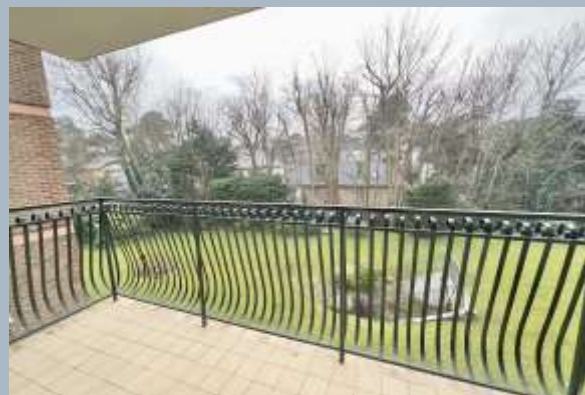
Share of Freehold - 999 years from 2006

Service Charge - Approximately £2300.00 per annum to include buildings maintenance and water rates

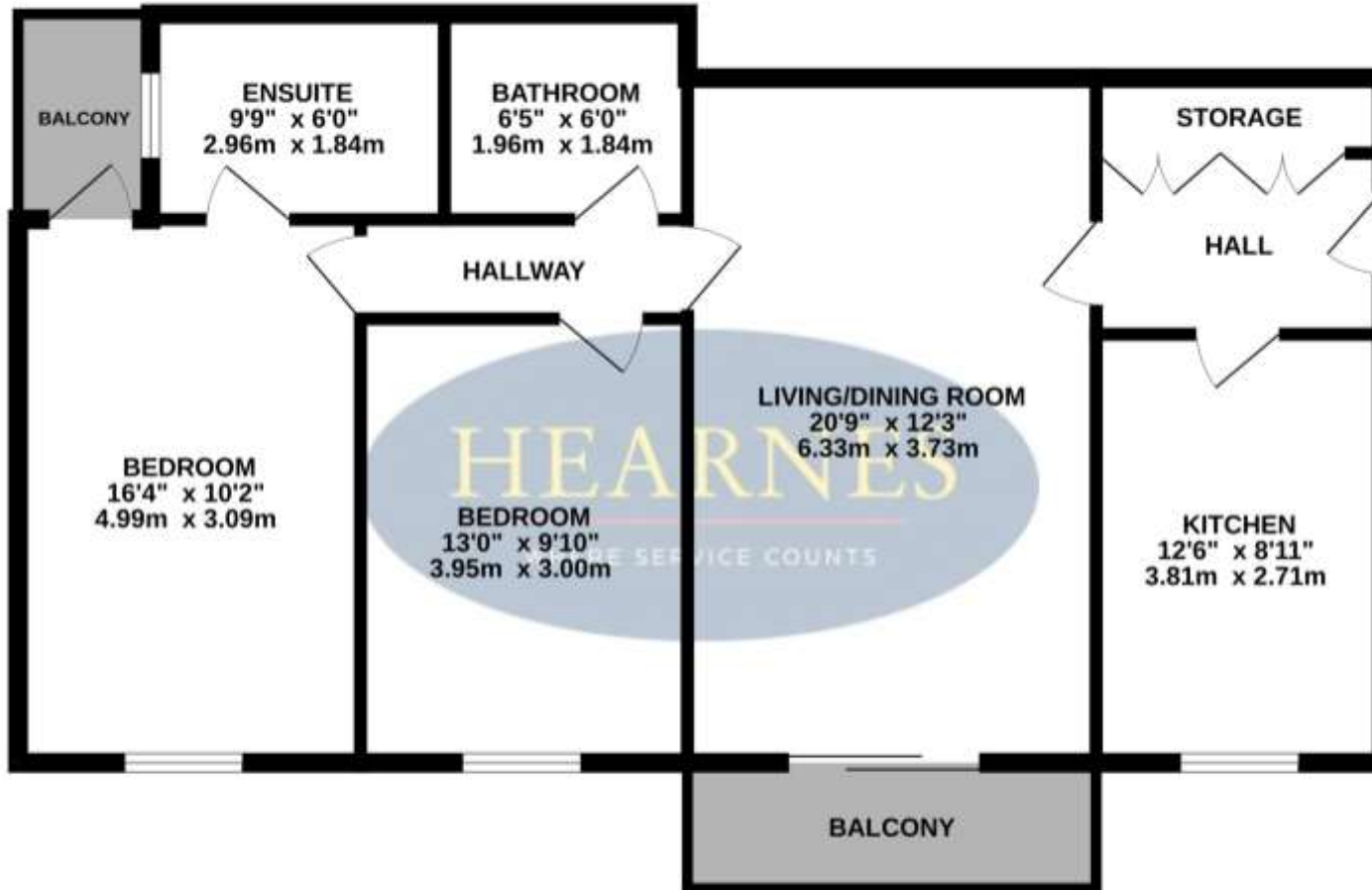
EPC: C

COUNCIL TAX BAND: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.



838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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

