



**HEARNES**  
WHERE SERVICE COUNTS

**Columbia Road, Bournemouth,  
Dorset, BH10 4EB**



# Columbia Road, Bournemouth, Dorset, BH10 4EB

## SHARE OF FREEHOLD

A superbly presented, modern, two bedroom, one bathroom first-floor flat with a share of freehold. Located just a short distance from local amenities, schools and major transport links. The property has been impeccably maintained and updated by the current owners, featuring a private entrance and an allocated parking space at the rear.

Upon entering, you are greeted by a conveniently placed storage area perfect for coats and shoes, followed by a staircase leading up to the main living space. The generously sized kitchen/living area is a stunning, modern, and bright open-plan space, ideal for both relaxation and entertaining. The space is well-equipped with a comprehensive range of floor and wall-mounted units, finished with matching work surfaces and a selection of integrated appliances. The master bedroom is beautifully bright and comes equipped with fitted wardrobes, offering ample storage. The second bedroom, a generous single, features a small room attached perfect for washing machine and dryer. The accommodation is complete with a modern fitted bathroom, comprising a WC, wash hand basin and bath with rainfall shower over.

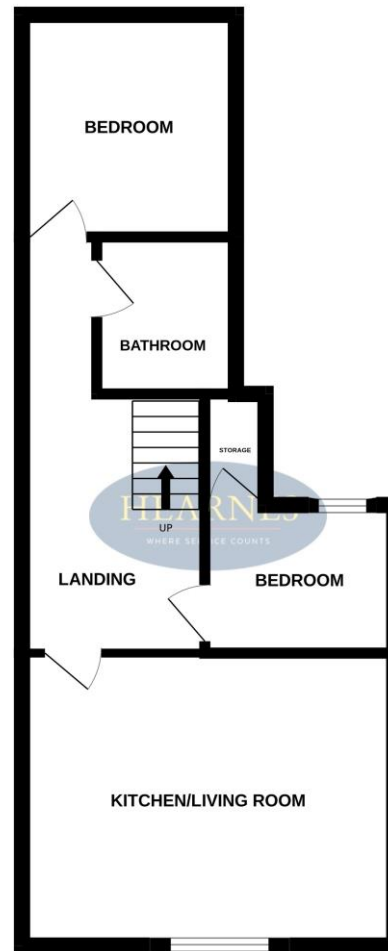
This flat benefits from outside space leading to the private entrance, conveyed with a rear allocated parking space.

EPC Rating- C Council Tax band- A



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.

FLOOR



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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