



HEARNES
WHERE SERVICE COUNTS

A spacious two-bedroom ground-floor character apartment positioned on the desirable De Lisle Road, within easy reach of Bournemouth Town Centre, the award-winning sandy beaches, and the popular West Hants Leisure Club. The property benefits from generous accommodation, a private entrance, a garage, and a secluded rear garden. An internal viewing is highly recommended to appreciate this property and all it has to offer.

This ground-floor apartment benefits from a private entrance to the rear and a communal entrance to the front, both leading into the property's principal accommodation. The living room, with a feature fireplace, leads to a bright and airy conservatory that provides access to the south-facing rear garden. A separate dining room overlooks the rear garden and leads into a separate kitchen overlooking the side aspect. The kitchen features a range of floor and eye-level units finished with a contrasting work surface and space for white goods and a pantry. From the kitchen, there is access to the side of the property and onto the driveway that leads to the rear garden and garage.

The property's two bedrooms are both good-sized double rooms, with bedroom one benefiting from a pleasant outlook over the front gardens. Both bedrooms are served by a modern bathroom with a bath, WC and a hand wash basin.

A particular feature of the property is the sunny aspect private rear garden, being mainly laid to patio with an extensive range of plants and mature shrub borders. The property is conveyed with a garage found to the rear of the plot and a front garden area.

Maintenance payable on an as-and-when basis, split 50/50 with the first-floor apartment.

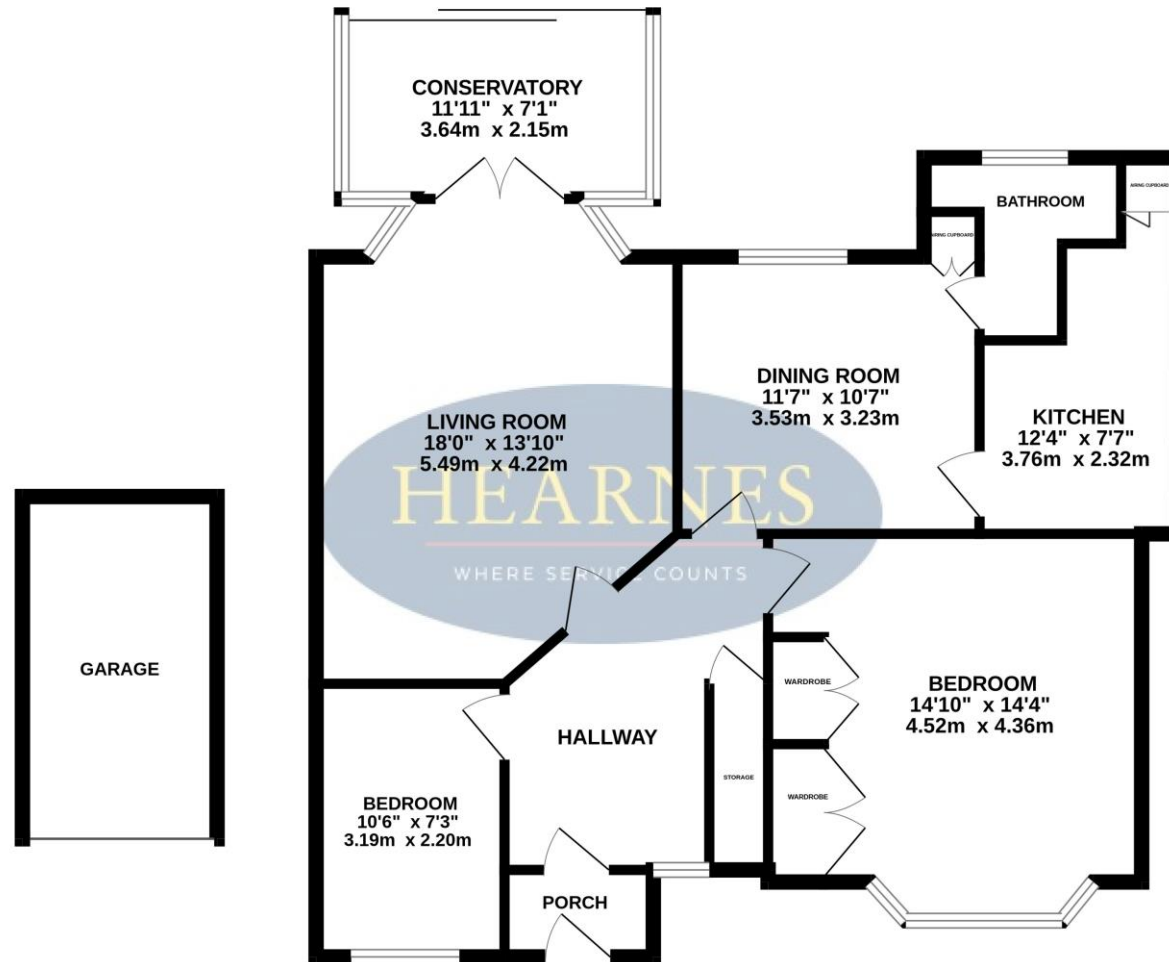
COUNCIL TAX BAND: B

EPC RATING: C

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.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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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