



HEARNES
WHERE SERVICE COUNTS

A superbly presented two bedroom ground floor modern apartment located in the premier Queens Park location within easy reach of the popular Queens Park Golf Course, JP Morgan, Bournemouth Hospital, main transport links and only a short distance to Bournemouth Town Centre. The property features two bath/shower rooms, a stunning open plan kitchen/dining/living room, outdoor patio seating area and allocated parking. The property also benefits from a share of freehold, Hive central heating and hot water system and alarm.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the entrance of the apartment. On entering the property a hallway, with useful storage cupboard, leads into an impressive open plan kitchen/living/dining room with double doors leading to a private patio seating area overlooking the communal gardens. The kitchen offers a comprehensive range of floor and wall mounted units finished with a granite work surface and complimented with a range of high specification integrated appliances.

The property features two bedroom with the impressive master bedroom being served by a modern fitted en suite shower room. The accommodation is complete with a further luxury bathroom, with both suites being finished with Villeroy and Boch fittings.

Externally the property is situated within superbly maintained communal gardens whilst the property is conveyed with one allocated parking space.

Share of freehold

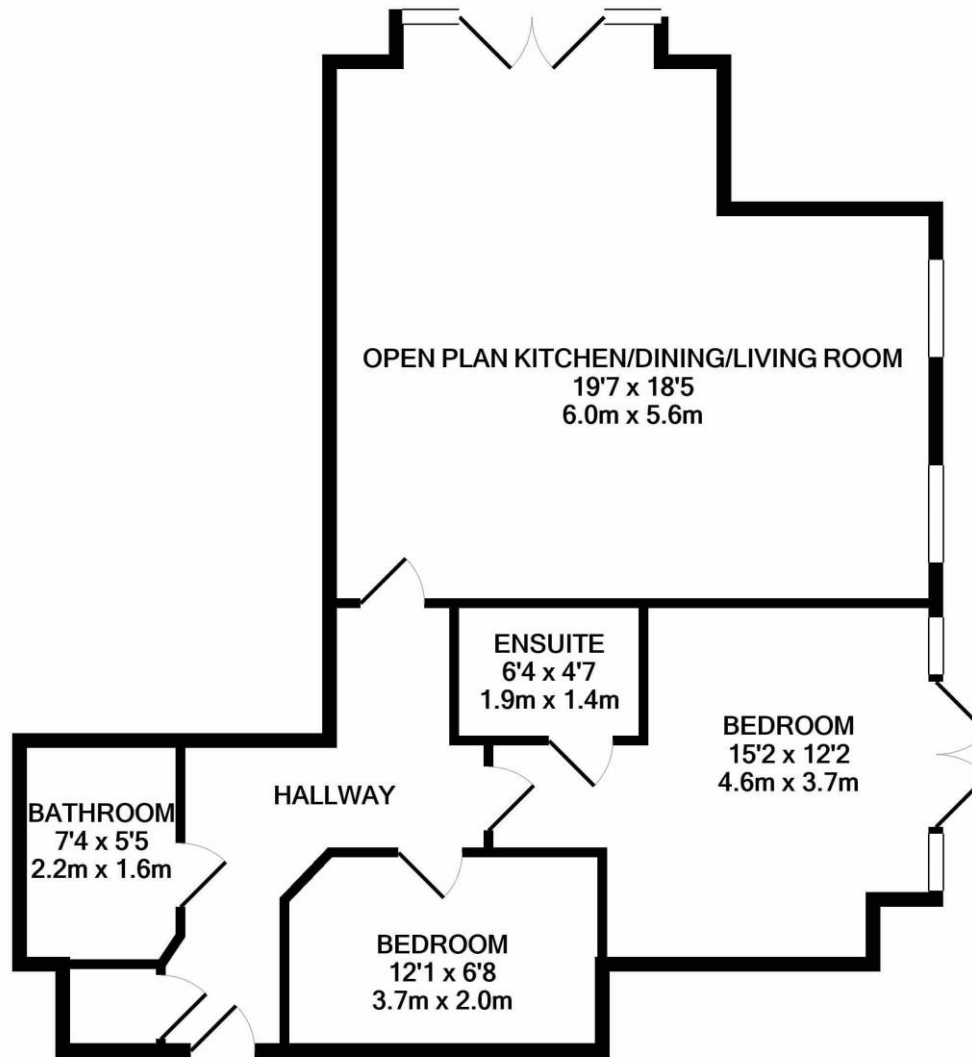
Maintenance: Approx. £1,000 per annum

EPC RATING: C

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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 APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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