



Catriona House

19-21

**HEARNES**  
WHERE SERVICE COUNTS



A beautifully presented ground floor apartment with a private rear garden within this attractive converted development just moments from Westbourne Village. The property is conveniently situated and is only a short distance from Bournemouth Town Centre offering a wealth of high street shops and access to award winning sandy beaches. The local sandy beaches are also just a short distance away. Westbourne, offers a range of local shops, cafes and restaurants and a Marks and Spencer food hall. Local buses are also just at the end of the road allowing access to multiple destinations throughout the county.

A secure intercom entry phone system gives access to the communal hallway and the apartment can be found on the ground floor to the rear of the development. On entering the apartment, a welcoming hallway gives access to the shower room, bedroom two and the open plan kitchen / dining / living area. The shower room boasts a good sized shower, w/c and a wash and basin with vanity unit below. Bedroom two has space for a bed and wardrobes and has a window to the side of the building.

The open plan living kitchen / dining / living area is a delightful space with the kitchen having plenty of storage space with floor and wall mounted units and space for white goods. The kitchen also has a breakfast bar idea for dining and socializing. The living area is great size and has double doors leading on to the private garden as well as plenty of room for furniture. There is a door at the end which leads on to the main bedroom. The main bedroom is right at the back of the property away from the road and overlooks the private garden and has plenty of space for a large bed, side tables and wardrobes.

One of the properties main features is the private garden, which is rare so close to Westbourne. It offers a lovely westerly aspect, a paved area for alfresco dining, a bbq area and the wonderful summer house / Bar.

91 years remaining on the lease  
Ground Rent: £150.00 per annum  
Maintenance Charge: Approximately £2122.00 per annum

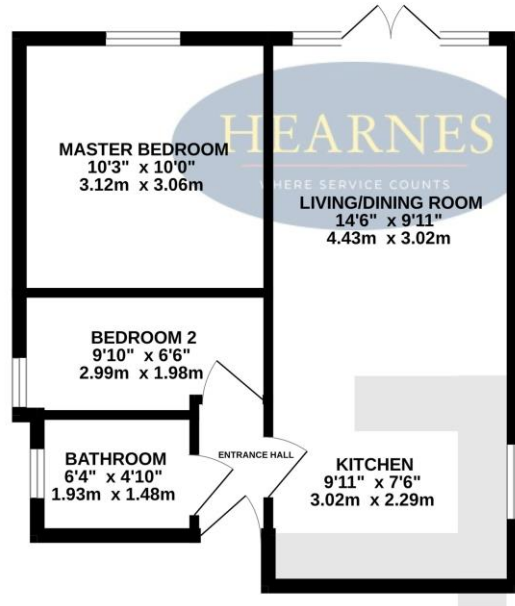
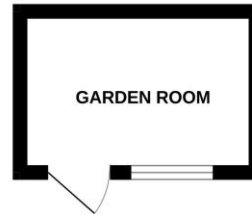
**COUNCIL TAX BAND: B**

**EPC RATING: D**

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  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



