



HEARNES

WHERE SERVICE COUNTS

A particularly spacious one-bedroom top-floor apartment in the heart of Bournemouth, enjoying a leafy outlook over the Pleasure Gardens. Occupying the entire top floor of a charming period conversion of just five apartments, this home benefits from a shared freehold, allocated parking, and a communal garden, and is offered with no forward chain.

The apartment features gas-fired central heating and double-glazed windows throughout. The bright and airy lounge has a rear aspect bay with three windows, creating a sense of space and light, and enjoys an elevated outlook over the trees to the Pleasure Gardens. The generous double bedroom looks towards the town centre, while the adjacent shower room has a side aspect window. A good-sized kitchen/breakfast room is fitted with contemporary units, work surfaces, plumbing and space for appliances, and a built-in oven and hob. There is also a walk-in storage cupboard housing the central heating boiler.

Outside, the communal garden is mainly laid to lawn, and there is one allocated parking space, with further visitor parking available.

Share of freehold – 999 years from 1987

Ground rent is nil

Maintenance is approximately £1,200 per year.

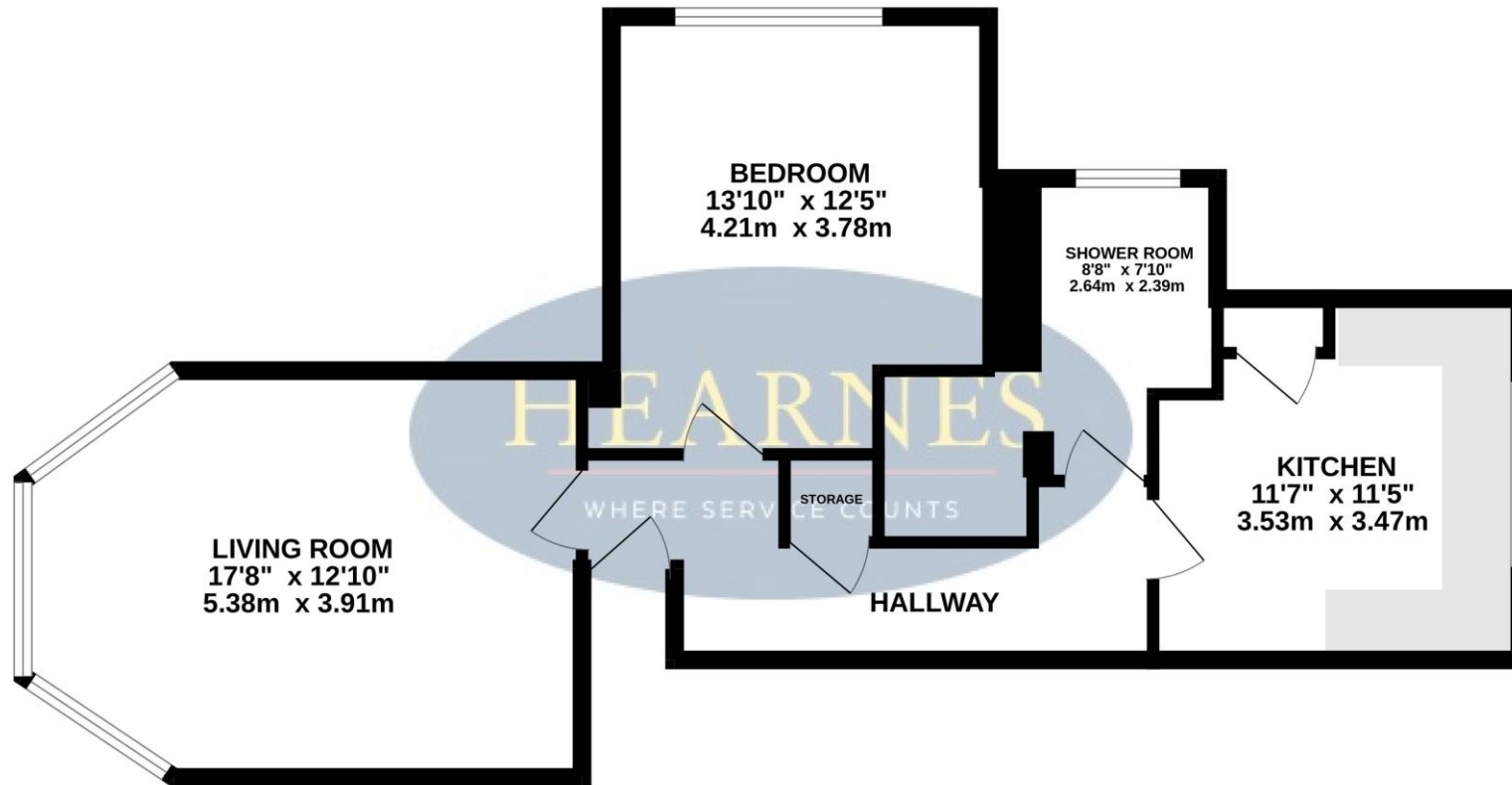
**COUNCIL TAX BAND:B**

**EPC: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.



**TOP FLOOR**  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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