



**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented two bedroom, two bathroom fifth floor apartment in a prestigious gated development on the sea front. Located within Boscombe Spa, just moments from the pier, the development benefits from 24 hour concierge, secure electronic entry system, a residents gym and communal sun terrace overlooking the beach. The property is offered for sale with no forward chain.

The apartment is accessed via a secure entry system and on entering a hallway provides access to all accommodation with all principal rooms. An impressive living room leads onto a south west facing balcony and also opens into a high specification kitchen. The kitchen is complete with a range of integrated appliances including washer/dryer, fridge/freezer, dishwasher and microwave

Both bedrooms are double in size with the principal bedroom being served by a luxury en suite shower room comprising a WC, wash hand basin and shower enclosure. Completing the accommodation is a high specification bathroom finished with fully tiled walls and flooring and comprising wash hand basin, WC and bath with shower over.

The property is conveyed with one allocated parking space. Honeycombe Chine residents enjoy the use of a on site gym and 180 degree viewing deck.

Maintenance charges approximately £4,700 per annum - includes all maintenance, gym, concierge, communal areas  
Ground Rent - £598.28 per annum.  
131 remaining years remaining.

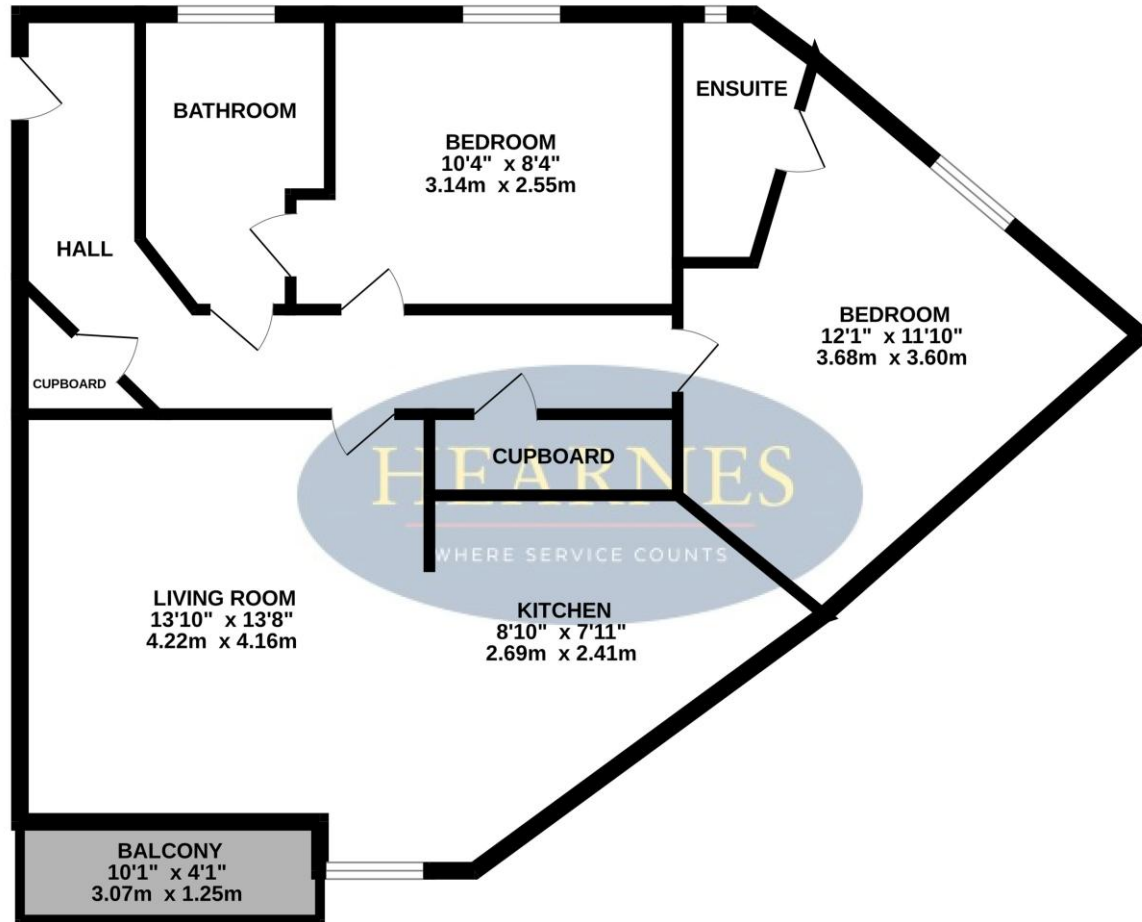
**COUNCIL TAX BAND: E**

**EPC RATING: C**

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



FIFTH FLOOR  
805 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 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.  
Made with Metrebird 2009

