



**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented, characterful, three-bedroom ground floor apartment offering in excess of 1,575 sq. ft. of accommodation. Located in the heart of Bournemouth Town Centre and set within impressive grounds overlooking the beautiful Bournemouth Gardens, the property is ideally positioned just a moment's walk from the award-winning sandy beaches and a comprehensive range of shops, bars, and restaurants, along with the BH2 Leisure facilities. The property features two bath/shower rooms, a modern fitted kitchen, and a private sun room. Further benefits include a share of freehold, two private entrances, allocated parking, and a garage.

A choice of two private entrances provides access to the apartment. On entering through the main entrance, you are welcomed by a beautiful feature hallway, which would also make an ideal study area. A particular feature of the property is the impressive dual-aspect living/dining room measuring in excess of 23 ft x 19 ft and benefiting from character bay windows. The living/dining room overlooks the private patio surrounding the entire property and the immaculate communal garden. To the side aspect, a modern fitted kitchen with a pantry and utility room offers a range of floor and wall-mounted units finished with a contrasting work surface and leads to the second private entrance.

All three bedrooms are spacious double rooms and are served by a separate WC, plus a luxury bath/shower room with a shower enclosure, roll-top bath, dual sinks, and a WC. Externally, the development is situated within superbly maintained, secure grounds with private gate access leading to Bournemouth Gardens. The apartment enjoys a private wrap-around patio with many areas for seating and al fresco dining throughout the day. A sunroom makes a perfect study or storage room to the side of the property. The property is conveyed with an allocated parking space and garage.

Share of Freehold - 960 years remaining on the lease  
Service Charge - Approx £4,000 per annum

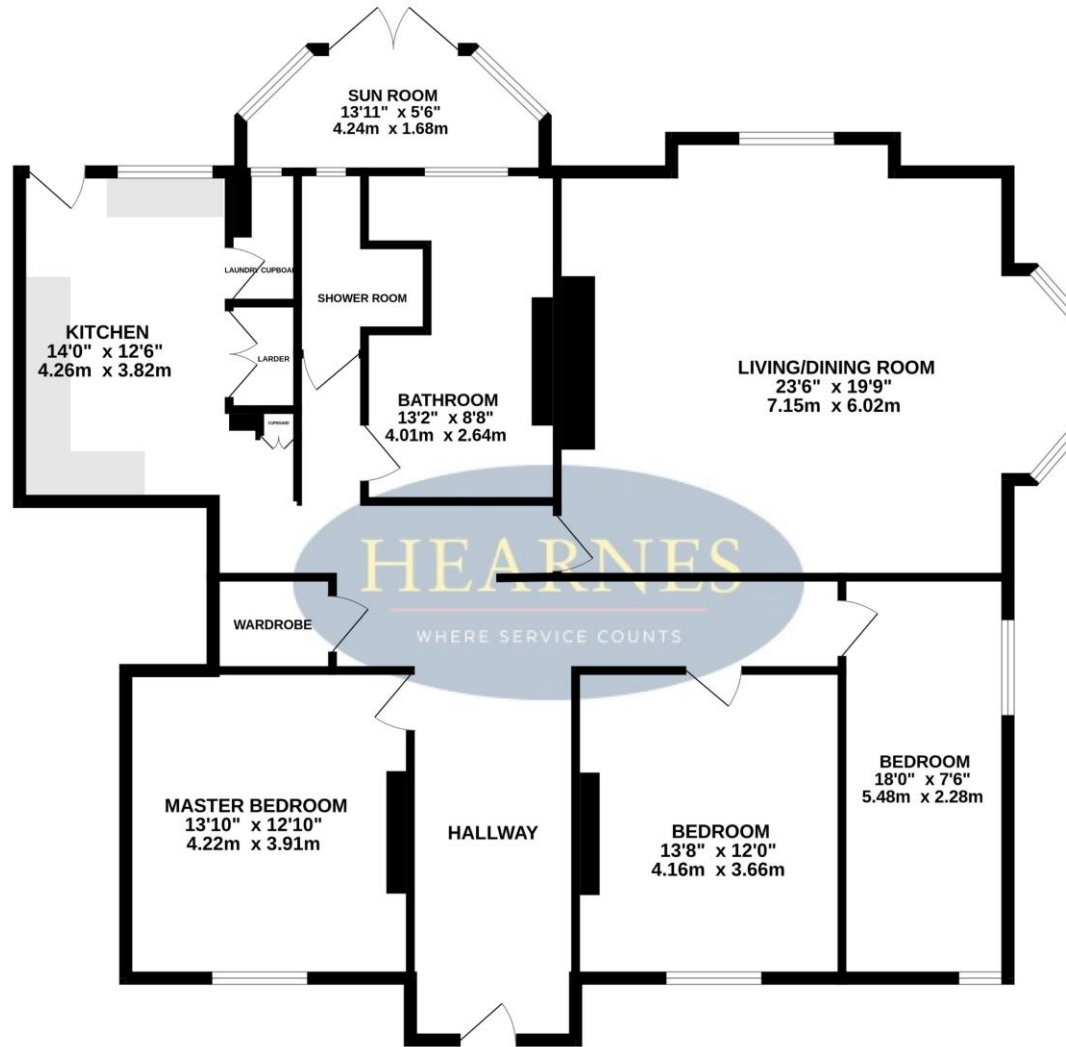
**EPC RATING:TBC D**

**COUNCIL TAX BAND: 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  
1580 sq.ft. (146.7 sq.m.) approx.



TOTAL FLOOR AREA: 1580 sq.ft. (146.7 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.  
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

