



An impressive three double bedroom, three bath/shower room modern sixth floor apartment located in the heart of Bournemouth Town Centre whilst being within a moments walk of the award winning sandy beaches and seafront. Offering spacious living accommodation the property further benefits from two balconies featuring wonderful, far reaching sea views towards Studland, a long lease and secure underground parking.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the sixth floor and entrance to the apartment. On entering the property a spacious hallway provides ample storage cupboards and leads into a generously sized living/dining room where one of the property's balconies are accessed providing a far reaching sea and Town view. The living area opens into a modern kitchen featuring ample floor and wall mounted units finished with a matching work surface and range of kitchen appliances.

The property's three bedrooms are all generously sized double rooms with the master bedroom suite providing a dressing area and modern en suite bathroom along with access to a further balcony. Bedroom two also features an en suite shower room whilst a modern family bathroom completes the accommodation.

The development is situated within well maintained communal grounds whilst the property is conveyed with one allocated, underground parking space.

Leasehold - 999 years from 1st November 2001

Ground Rent - Approximately £398.36 per annum

Service Charge - Approximately £4727.79 per annum including reserve fund contribution for roof works and water rates, paid half yearly.

EPC:B

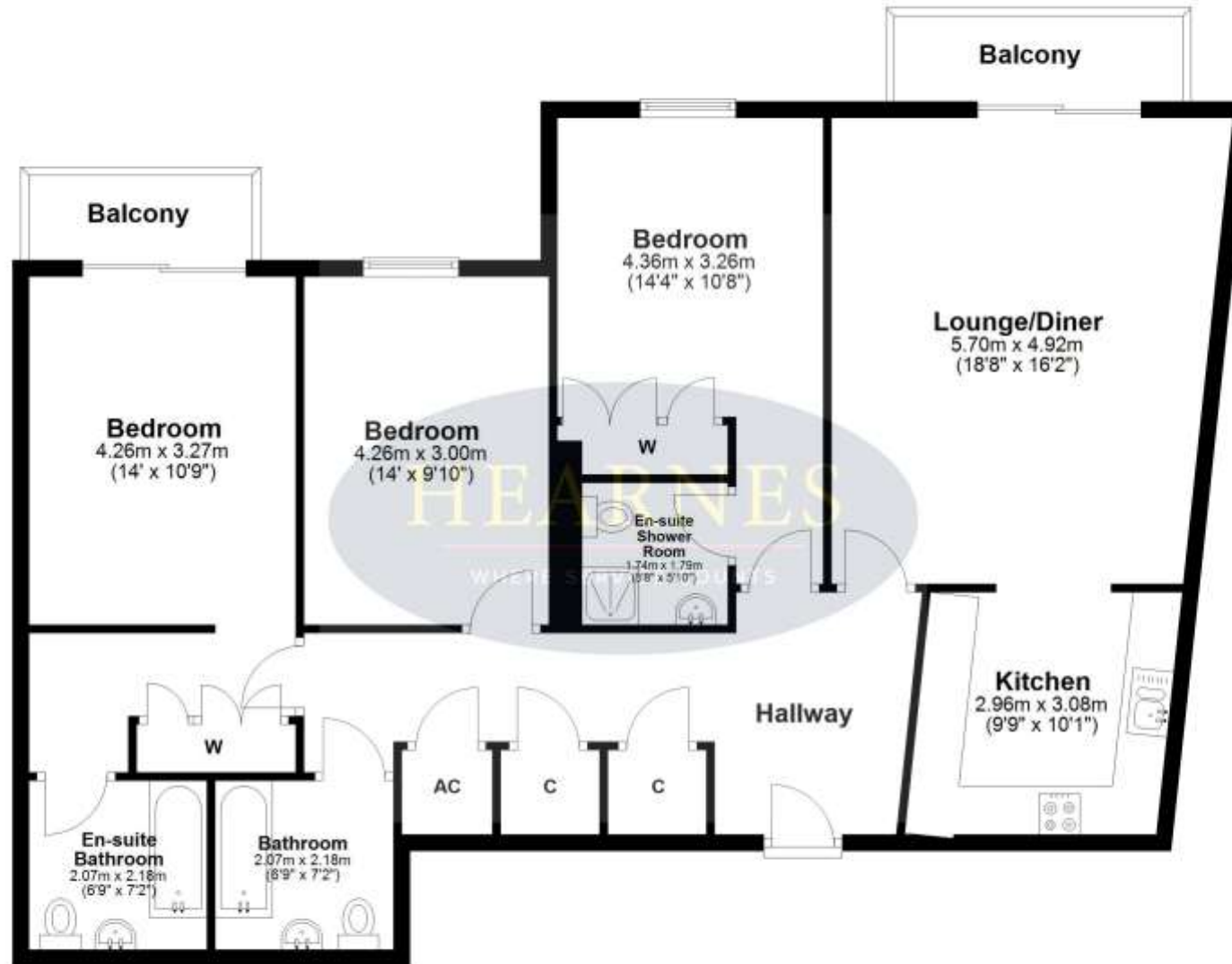
COUNCIL TAX BAND:F

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.



Sixth Floor

Approx. 120.8 sq. metres (1300.0 sq. feet)



Total area: approx. 120.8 sq. metres (1300.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.

Plan produced using PlanUp.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

