



HEARNES

WHERE SERVICE COUNTS

A superbly presented ground floor character apartment set in a popular residential location within easy reach of Queens Park, Bournemouth town centre and transport links. The property combines original features with modern comforts and offers two double bedrooms, a modern bathroom, a private sunny garden and a garage.

The apartment is accessed via its own private entrance, leading into a welcoming hallway and a spacious living/dining room. The separate kitchen provides a good range of floor and eye-level units, space for appliances, and enjoys a pleasant outlook over the garden. Both bedrooms are well-proportioned doubles, with the main bedroom featuring fitted wardrobes and an attractive bay window.

The modern bathroom includes a WC, wash hand basin and a bath with a shower over.

Externally, the property benefits from a private, sunny aspect rear garden, mainly laid to block paving with attractive shrub and flower borders. A garage is also included.

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

Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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