



EGERTON
COURT

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**Egerton Gardens
Bournemouth, Dorset**

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A modern two bedroom first floor apartment ideally located within easy reach of Bournemouth Town Centre and main transport links including mainline train station. The property features a spacious and bright living room, two modern bath/shower rooms and a modern fitted kitchen. Further benefits include a long lease, allocated parking and is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a communal hallway leading to the first floor and entrance to the apartment. On entering the property a hallway opens into a spacious and bright living room. A separate, modern fitted kitchen offers ample floor and wall mounted units finished with a matching work surface, breakfast bar seating area and selection of kitchen appliances.

The property's two bedrooms are both generously sized with the master bedroom benefitting from an en suite shower room with a further, modern fitted bathroom completing the accommodation.

Externally the property is conveyed with one allocated parking space along with additional visitor parking.

Leasehold - 102 years remaining on the lease
Service Charge - £2121.32 per annum
Ground Rent - £250.00 per annum

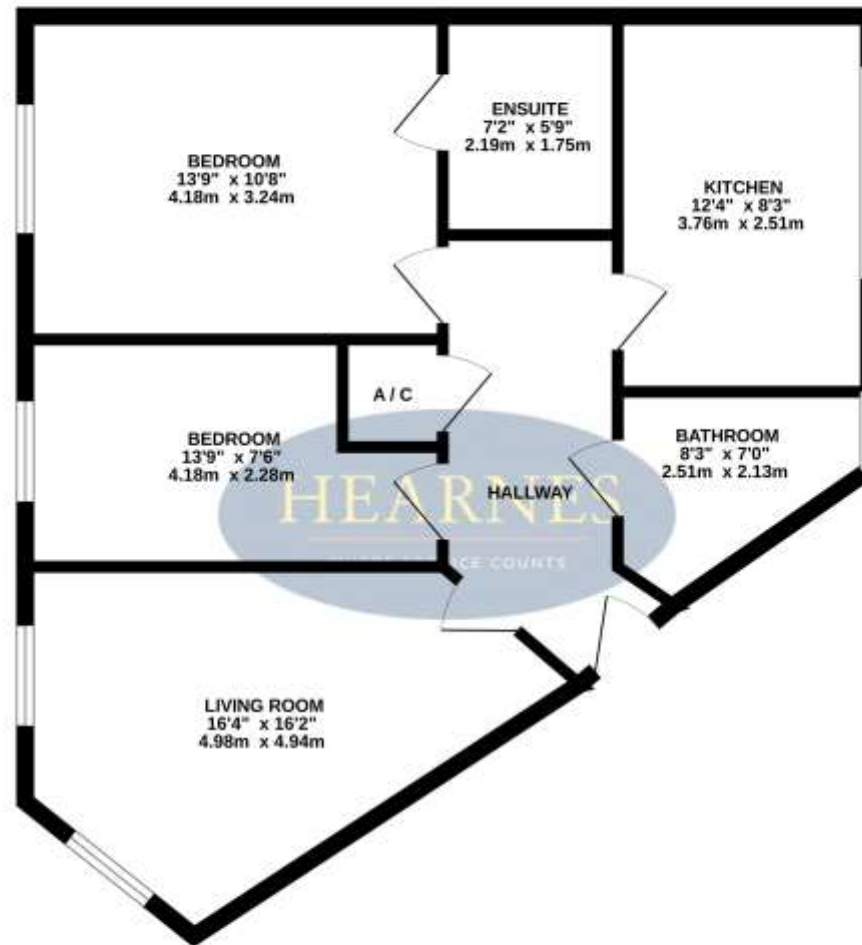
EPC RATING: B

COUNCIL TAX BAND: B



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.

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. 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 is given as to their operability or efficiency. Made with Metropax 02/20.

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