



HEARNES
WHERE SERVICE COUNTS

A stunning two double bedroom, two bath/shower room top floor apartment located in the highly sought after West Cliff location within a moments walk to the award winning sandy beaches, Bournemouth Town Centre and the highly popular, award winning Nici Hotel Spa and Resort. The property has been maintained to an exceptional standard by the current owners whilst further benefitting from a permit parking space, lease permitting holiday and short term lets whilst benefitting from no forward chain.

On entering the property a hallway, with useful storage cupboard, leads into a stunning open plan kitchen/dining/living room which opens onto a terrace offering an impressive Town view and distant sea views to the Purbecks. The kitchen area offers a comprehensive range of floor and wall mounted units finished with a solid wood work surface, breakfast bar seating area and selection of integrated appliances.

The property's two bedrooms are generously sized double rooms with the master bedroom benefiting from an en suite shower room. The accommodation is complete with a further luxury bathroom comprising a WC, wash hand basin and bath with shower over.

The property is conveyed with residents permit parking.

EPC RATING: C COUNCIL TAX BAND: D

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.



TOP FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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