



HEARNES
WHERE SERVICE COUNTS

A truly stunning two double bedroom, two bath/shower room luxury apartment having been extensively updated and modernised by the current owners and featuring two high specification bath/shower rooms, impressive open plan living, dressing room and balcony with far reaching Town and sea views. The property is situated within the heart of Bournemouth Town Centre only moments from a range of bars, shops and restaurants along with the award winning sandy beaches and seafront. The property further benefits from a lift, share of freehold and garage.

The property is offered for sale with no forward chain

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the sixth floor and entrance to the apartment. On entering the property a welcoming entrance hall opens into a stunning open plan kitchen/dining/living area with bi-folding doors opening onto a spacious, sunny aspect balcony offering an impressive far reaching Town and sea view. The kitchen offers a comprehensive range of floor and wall mounted units finished with a beautiful sold stone work surface and range of integrated appliances.

The property's two bedrooms are impressive double rooms with the feature master bedroom also benefiting from a stunning walk in wardrobe. The accommodation is complete with two luxury bath/shower rooms with the feature bathroom offering an truly stunning walk in shower enclosure and free standing bath.

Externally the property benefits from a garage located to the rear of the development.

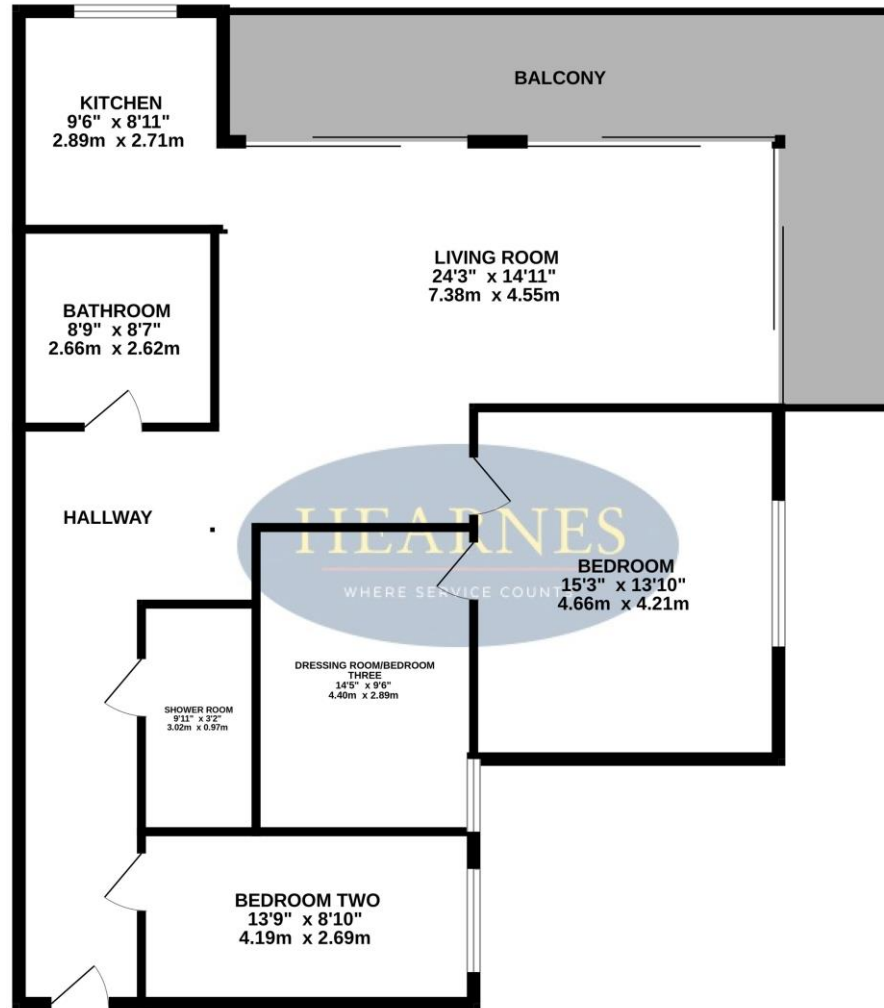
EPC RATING: D

COUNCIL TAX BAND: E

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.



SIXTH FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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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