



K-Cutz

01202 11 33 65
Book with us on Booksy

STUDENT DISCOUNT



Master of Hair



4



JUST EAT



寿司 弁当
KI-CCHIN
SUSHI BAR

Uber Eats

copyplus

copyplus

RAMEN SUSHI POKE
YAKISOBRA TEMPURA



copyplus

copyplus

copyplus

copyplus

copyplus

copyplus

copyplus

An immaculately presented top-floor one-bedroom apartment, ideally situated in a popular and convenient location close to Bournemouth Town Centre. Residents benefit from easy access to award-winning sandy beaches, High Street shops, and a variety of cosmopolitan bars and restaurants. The apartment forms part of a character conversion and is accessed via a secure intercom entry system. This property presents a fantastic opportunity for first-time buyers seeking convenience and comfort, or investors looking for a centrally located rental property.

Upon entering, a welcoming hallway with generous storage cupboards leads to all rooms. The spacious open-plan kitchen/living/dining area provides ample space for both seating and dining, along with additional storage and views over the town. The modern kitchen features a range of base-level units and includes an integrated dishwasher, oven, and gas hob, with space for a fridge-freezer.

The double bedroom benefits from fitted storage and a Velux window, and is served by a contemporary bathroom comprising a WC, bath with shower over, and wash hand basin. A particular highlight of the property is a separate study/office located off the landing, featuring a Velux window—ideal for remote working, creative use, or additional storage.

Additional benefits include outdoor bike storage, with on-road and permit parking available.

Share of freehold with approximately 995 years remaining.

Maintenance charge approximately £2038.00 per annum - includes insurance, fire alarm, management fee, cleaning, electricity, repairs

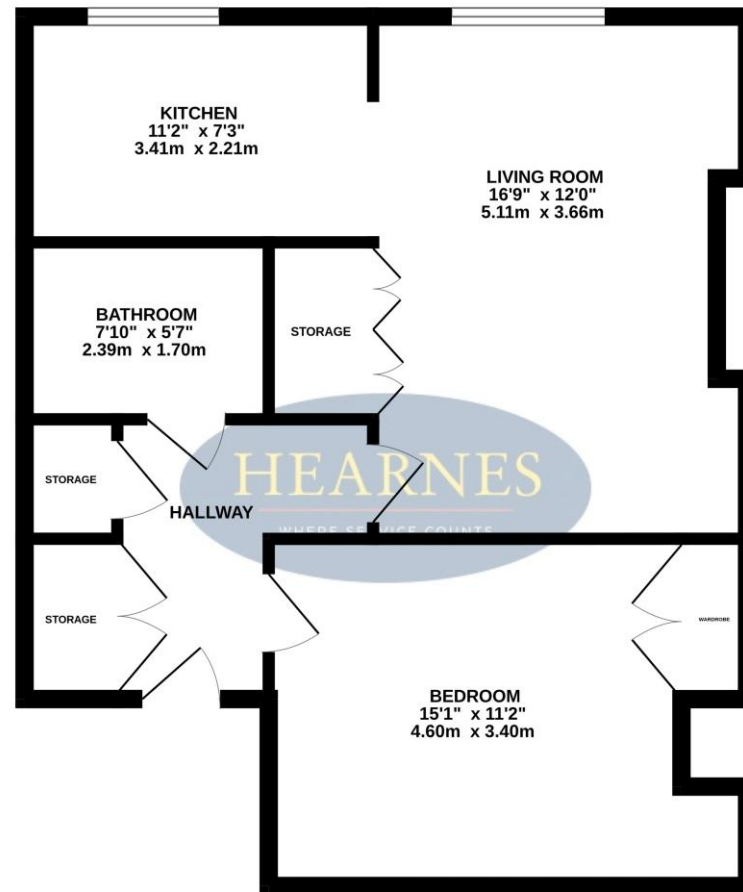
COUNCIL TAX BAND: B

EPC RATING: B

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.



TOP FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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.
Made with Metropix 62025

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

