



A bright and spacious top floor apartment situated within a favoured development backing directly on to Bournemouth Gardens. The property is less than 0.5 mile walk away from Bournemouth Town Centre, offering a wide range of shops, cafes and restaurants as well as access to award winning sandy beaches. Further benefitting from two bath/shower rooms, enclosed balcony overlooking Bournemouth Gardens and a secure underground parking space.

The property is offered for sale with no forward chain.

A secure intercom entry phone system gives access to well maintained communal areas with stairs and a lift leading to all floors. On entering the apartment there is a welcoming hallway providing access to all accommodation as well as to three useful storage cupboards. There is a large open plan living/dining room with access via sliding doors to an enclosed balcony, offering a wonderful southerly aspect and views over Bournemouth Gardens and beyond. A separate kitchen offers a comprehensive range of floor and wall mounted units offering a pleasant outlook.

There are two bedrooms, both of which are double in size and boast built in wardrobes. The master bedroom gives access to an en suite bathroom. The second bedroom is served by a separate shower room.

The property further benefits from an allocated underground parking and ample visitor parking.

Share of Freehold - 900 years remaining on the lease

Service Charge - £2900 per annum including building maintenance, communal lights and water rates

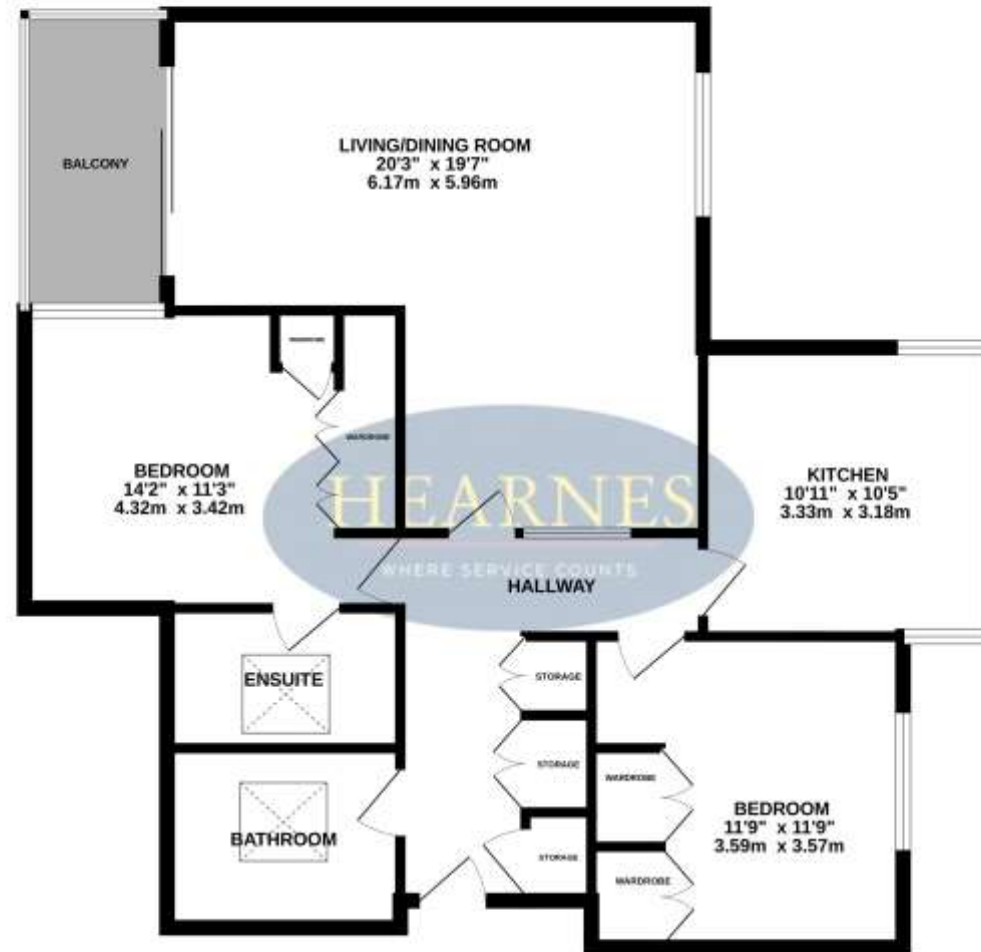
COUNCIL TAX BAND:E

EPC: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
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/2005

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

