



HEARNES

WHERE SERVICE COUNTS

A stunning one-bedroom, immaculately presented top floor apartment, perfectly located in the heart of Bournemouth Town Centre. Just a short stroll from the sandy beaches, lively bars, shops, and restaurants, this property offers modern, stylish living in a convenient location. Built in 2019, the apartment benefits from the remainder of a new build warranty and features a contemporary bathroom, a sleek open-plan kitchen/dining/living area, and a private balcony with pleasant town views. Residents' permit parking is available, and the lease permits short-term or holiday lets. Offered with no onward chain, this apartment is ideal for first-time buyers or investors.

The development is accessed via a secure entry system, with a communal hallway and lift to the upper floors. The apartment opens into an inviting entrance hall with a handy storage cupboard, leading into the bright open-plan living space. Sliding doors open onto the private balcony with excellent views, extending the living area outdoors. The kitchen is fitted with a selection of floor and wall-mounted units, sleek work surfaces, and integrated appliances.

The double bedroom is well-proportioned and filled with natural light from large, floor-to-ceiling windows, creating a welcoming and airy feel. The contemporary bathroom includes a WC, wash hand basin, bath with overhead shower, and useful storage space.

Externally, residents' permit parking is provided within the development.

Leasehold: 124 years remaining

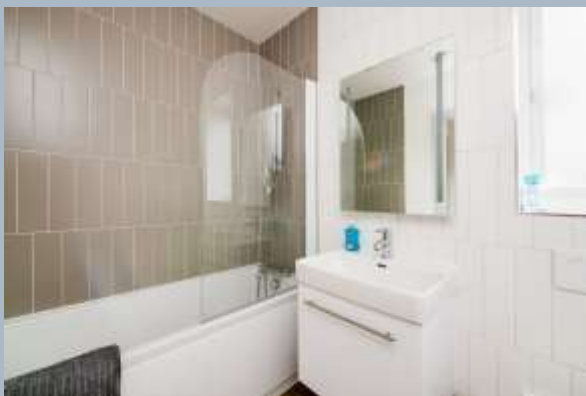
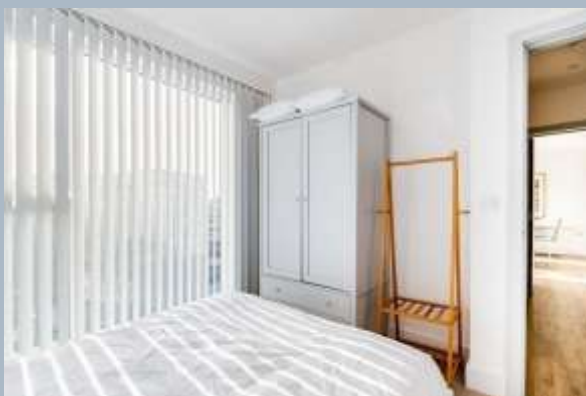
Maintenance: Approximately £780.10 every six months

Ground Rent: £181.25 per year

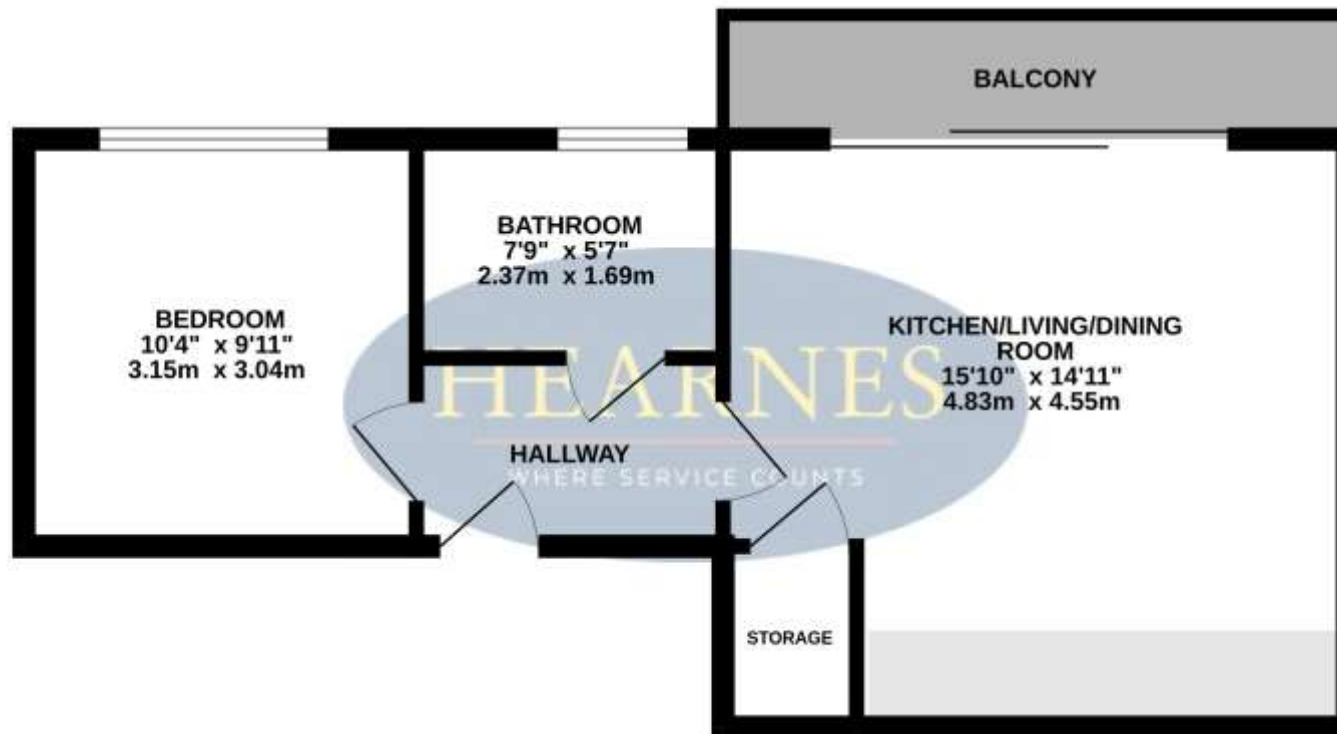
EPC Rating: TBC

Council Tax Band: 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
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (39.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

