



HEARNES
WHERE SERVICE COUNTS

A beautifully presented ground-floor apartment situated within an exclusive development by the well-regarded national house builder, Redrow. Ideally located just moments from the clifftop, this luxury development is only a short walk from award-winning sandy beaches and Bournemouth Town Centre, which offers a comprehensive range of bars, shops, and restaurants, along with the BH2 Leisure and Entertainment Complex.

The development is accessed via a secure entry system, leading into a beautifully maintained communal hallway with a lift from the secure car park and stairs providing access to all floors. Upon entering the property, a welcoming hallway provides access to all accommodation, along with a useful storage cupboard. The spacious open-plan kitchen/dining/living area benefits from a single door that open onto a gravelled area. The kitchen, featuring a breakfast bar, is fitted with a range of base and eye-level units and integrated appliances.

The principal bedroom is a large double with a range of fitted wardrobes and is served by a luxurious shower room, complete with a large walk-in shower, WC, and washbasin.

Externally, the property benefits from an allocated parking space. Approximately 140 years remaining on lease.

Maintenance charge - approximately £1,900 per annum.

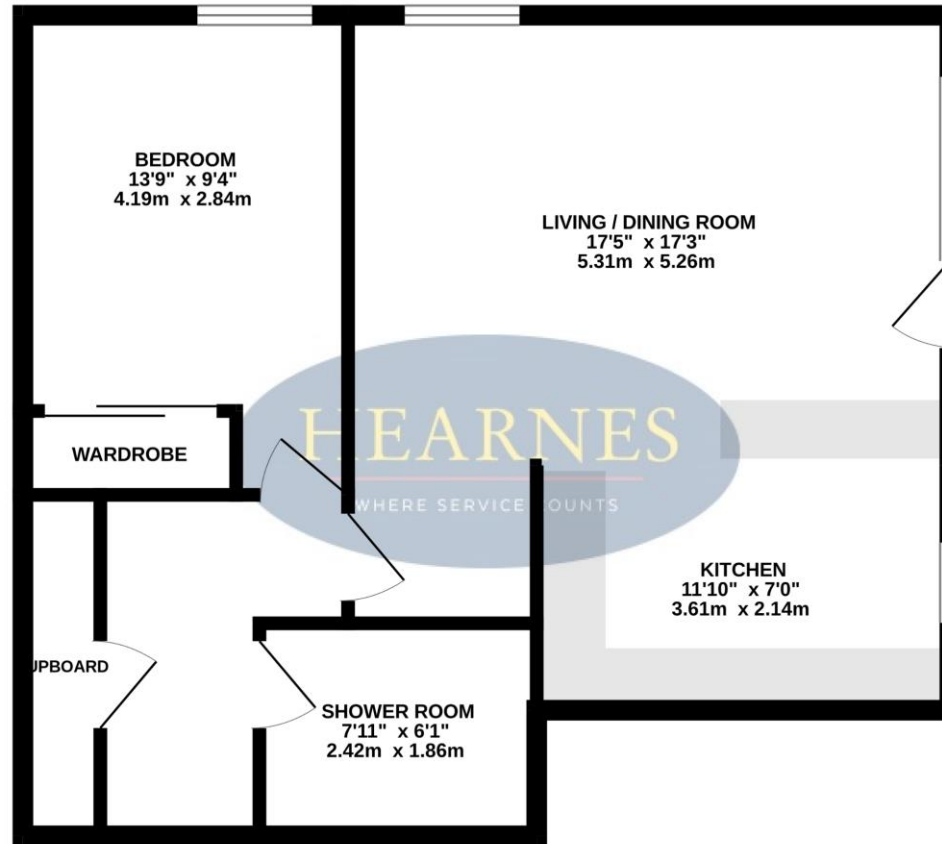
Ground rent £255 per annum.

COUNCIL TAX BAND: C EPC: C

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.



GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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

