



HEARNES
WHERE SERVICE COUNTS

A superbly presented two bedroom, two bathroom fourth floor apartment situated in a prestigious gated development on the sea front. Located within Boscombe Spa, just moments from the pier, the development benefits from 24 hour concierge, secure electronic entry system, a residents gym and communal sun terrace overlooking the beach. The property is offered for sale with no forward chain.

The apartment is accessed via a secure entry system and on entering a hallway provides access to all accommodation with all principal rooms. An impressive living/dining room leading onto a Juliette balcony enjoying both courtyard and sea view. The living/dining room opens into a modern kitchen which is finished with a range of floor and eye level units set under a contrasting work surface. The kitchen is complete with a range of integrated appliances including washer/dryer, fridge/freezer and dishwasher.

Both bedrooms are double in size and benefit from fitted wardrobes with the principal bedroom being served by a freshly upgraded en-suite shower room comprising a WC, wash hand basin and shower enclosure. Completing the accommodation is a recently refurbished bathroom finished with tiled walls and flooring and comprising wash hand basin, WC and bath with shower over.

The property is conveyed with one allocated parking space. Honeycombe Chine residents enjoy the use of a on site gym and 180 degree viewing deck.

Maintenance charges approximately £3550.00 per annum paid half yearly in March and September.

Ground Rent - £598.00 per annum.
132 remaining years remaining.

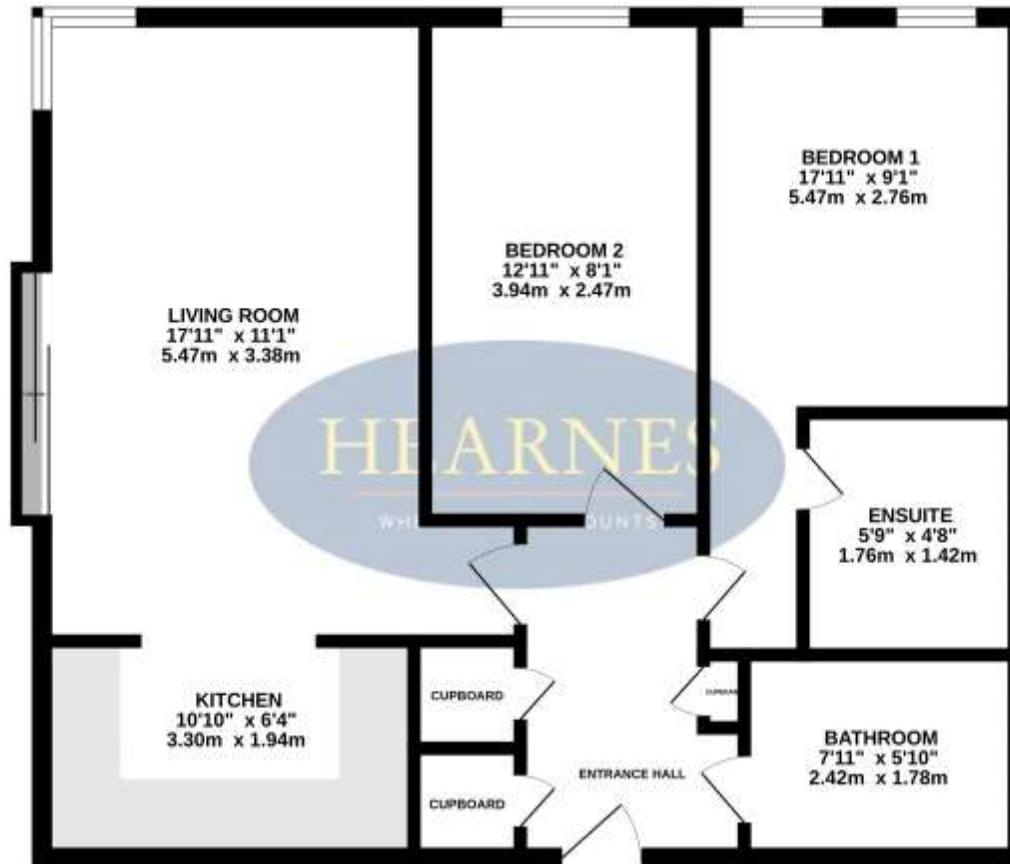
COUNCIL TAX BAND: E

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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.



FOURTH FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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