



HEARNES
WHERE SERVICE COUNTS

A two double bedroom, two-bathroom ground floor apartment situated moments from Bournemouth Town Centre offering a range of bars, shops and restaurants along with award winning sandy beaches. The property benefits from secure underground parking, spacious living room, dining room, private patio and lift to all floors.

The property is entered via a secure entry phone system with stairs and a lift providing access all floors. On entering the property, a spacious hallway with useful storage cupboards provides access to all principal accommodation. A generously sized living room offers a pleasant outlook and leads onto a private patio and secluded communal gardens. A kitchen offers a comprehensive range of floor and eye level units finished with a contrasting work surface and offering a wide range of integrated appliances. The kitchen opens into a dining room which can also be access from the hallway.

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

Externally the property is situated within well maintained communal grounds with the development accessed via secure electric gates. The driveway then leads to a secure underground parking area where the apartment is conveyed with one allocated space.

Maintenance charge approximately £3,000.00 per annum.

Share of freehold

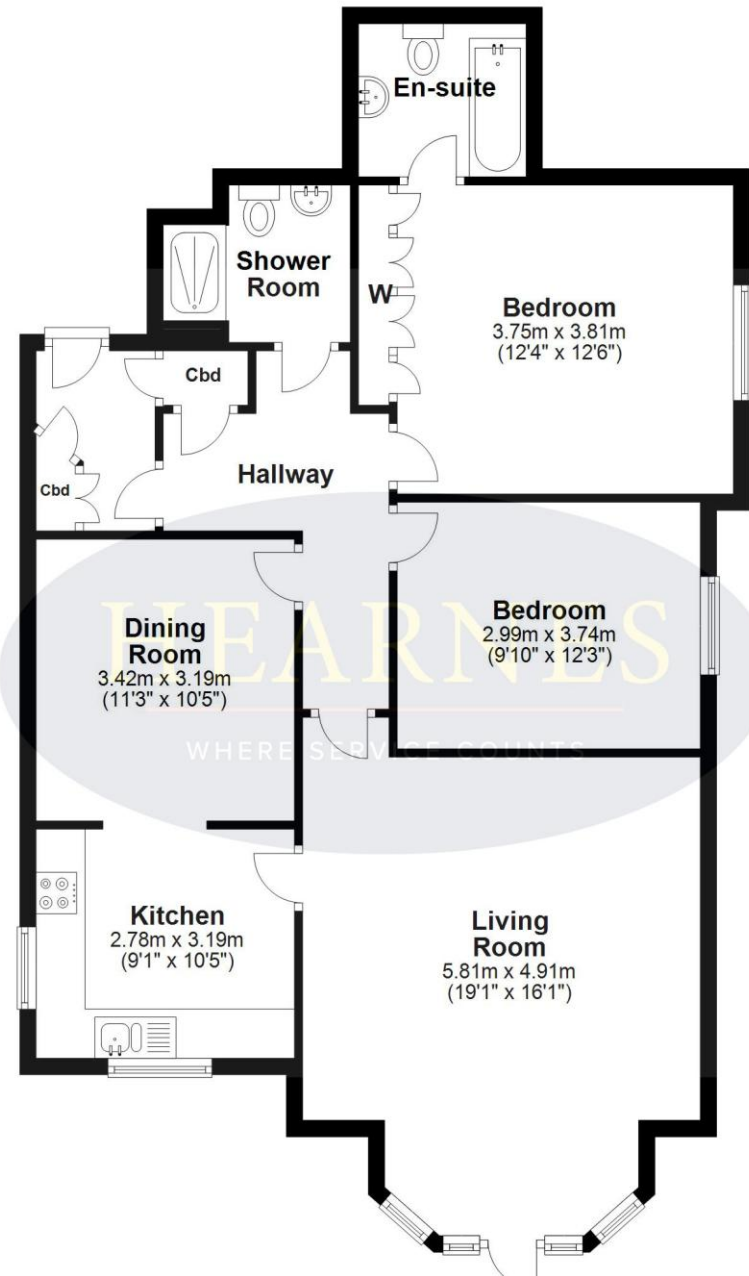
COUNCIL TAX BAND: E EPC RATING: TBC

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.



Ground Floor

Approx. 90.0 sq. metres (968.4 sq. feet)



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

