



HEARNES
WHERE SERVICE COUNTS

An impressive three bedroom, sixth floor apartment situated on Bournemouth's sought after East Cliff within easy reach of the Town Centre offering a range of bars, shops and restaurants. The property features an enclosed balcony with stunning sea views, two modern fitted shower rooms, secure underground parking and a share of freehold.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the sixth floor and entrance to the apartment. On entering the property a welcoming hallway with useful storage cupboard provides access to all principal accommodation. A generously sized living room opens onto an enclosed balcony offering stunning sea views. The living room opens into a dining room with a westerly aspect. A modern fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface and is completed with space for further kitchen appliances.

The spacious principal bedroom offers a direct sea view and benefits from fitted wardrobes and is served by a modern fitted ensuite shower room comprising a WC, wash hand basin and large shower enclosure. Bedroom two is also double in size and benefits from fitted wardrobes. Bedroom three would make an ideal study whilst the accommodation is complete with a further modern fitted bathroom.

The property further benefits from two large storage cupboards located in the communal hallway outside the apartment and is conveyed with one secure, underground parking space along with further visitor parking. The development is situated within beautifully maintained communal gardens leading to the cliff top.

Maintenance: £4500.00 per annum - includes water rates and buildings insurance

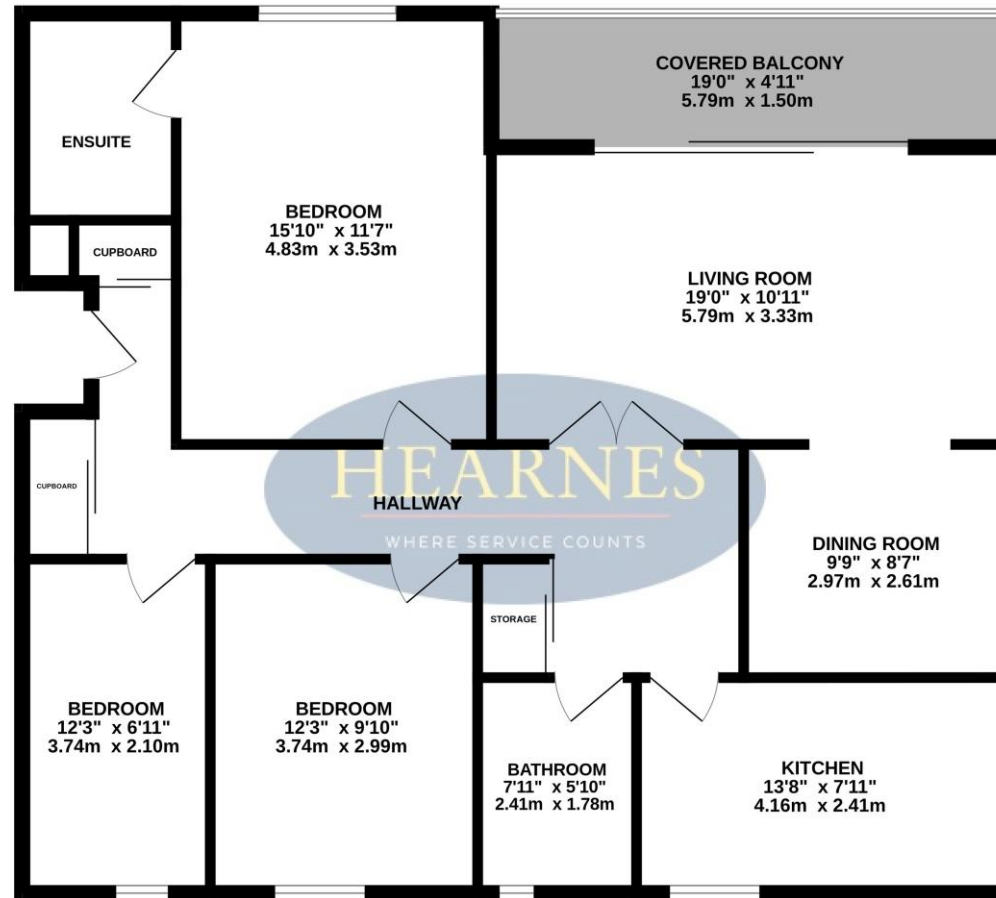
COUNCIL TAX BAND: F

EPC: C

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.



FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 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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