

# HEARNES

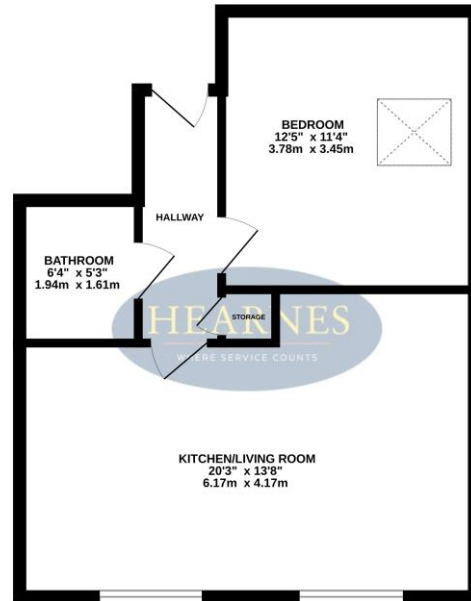
WHERE SERVICE COUNTS



An immaculately presented one double bedroom, top floor apartment located within easy reach of Bournemouth Town Centre and the award winning sandy beaches. Featuring a long lease and allocated parking. Ideal investment opportunity.

[www.hearnes.com](http://www.hearnes.com)

TOP FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.  
Made with MetreX 12/2025

For illustrative purposes only - not to scale.

An immaculately presented one double bedroom top floor apartment ideally located within easy reach of Bournemouth Town Centre, main transport links and the award winning sandy beaches. The property has been superbly maintained whilst benefitting from a long lease and allocated parking. Offering an ideal first time purchase or investment opportunity the property further benefits from a current tenant in situ.

The development is beautifully finished throughout, accessed via a secure intercom entry phone system with the communal hallway providing stairs to all floors.

The apartment is located on the top floor, on entering which a hallway provides access to all accommodation and to a useful storage cupboard housing the hot water tank. There is an open plan kitchen/living room, flooded with natural light from two large southerly windows. The kitchen is fitted with a range of base and eye level units with breakfast bar and integrated electric oven and hob, fridge/freezer and washing machine.

There is a double bedroom with exposed brick feature wall and skylight window, this served by modern fitted bathroom with white suite, heated towel rail and attractive tiling.

The property is conveyed with one allocated parking space.

Leasehold - 121 years remaining on the lease  
Ground Rent - £150.00  
Service Charge - £1250.00

EPC RATING: C COUNCIL TAX BAND: A



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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.