



HEARNES
WHERE SERVICE COUNTS

A beautifully presented one double bedroom ground floor apartment ideally located within a moments walk of the award winning sandy beaches whilst also being only a short distance to Bournemouth Town Centre and mainline train station. The property has been beautifully updated by the current owner and features generously sized living accommodation, luxury shower and separate kitchen. Further benefits include independent access to a demised garden area which makes p part of the wider communal gardens and residents parking.

The property is offered for sale with no forward chain.

The property is positioned to the rear of the development and accessed via its own private entrance. On entering the property a hallway opens into a welcoming living/dining room area offering ample living space with double doors opening onto an area of garden used exclusively by the apartment. The living room area also features a comprehensive range of built in storage and leads into a separate kitchen featuring a selection of floor units finished with a stunning solid wood work surface.

The apartments bedroom is a generously sized double room with the accommodation complete with a luxury shower room featuring a WC, wash hand basin and large walk in shower enclosure.

Externally the property benefits from the use of a demised garden area which makes up part of the wider communal gardens, accessed directly from the living room, featuring an area laid to lawn and patio seating area. The property has residents parking operating on a first come first served basis.

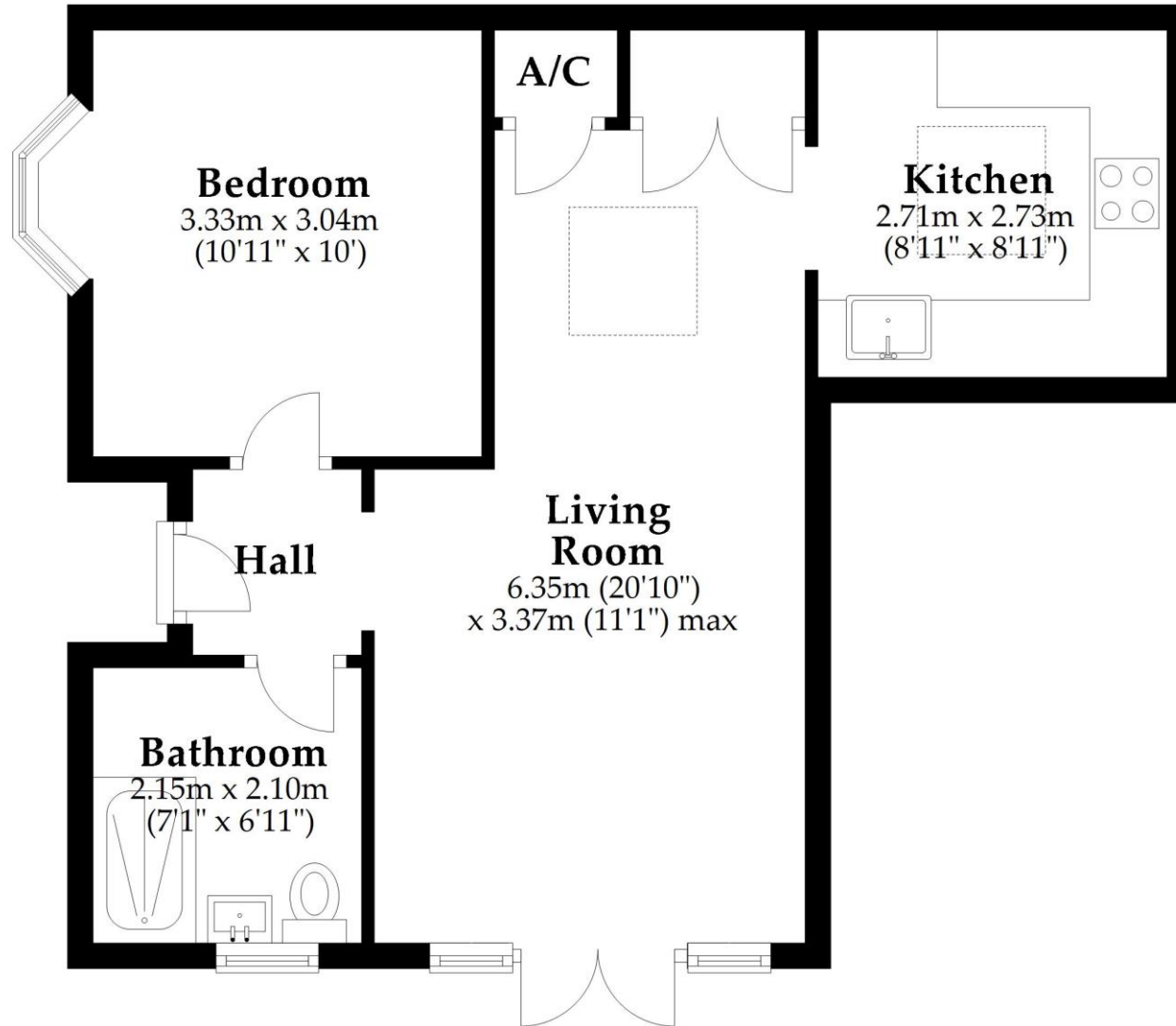
EPC RATING: D COUNCIL TAX BAND: B

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

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 46.2 sq. metres (497.4 sq. feet)

