



HEARNES

WHERE SERVICE COUNTS

A spacious and beautifully presented first-floor apartment situated in a prime location overlooking Bournemouth Gardens, just a short walk from both Bournemouth Town Centre and the vibrant Westbourne Village. This stylish home offers two generous double bedrooms, including a luxury en-suite to the primary, a high-specification kitchen/breakfast room, and a private balcony with a sunny aspect. Further benefits include secure underground parking and a share of the freehold.

Access is via a secure entry phone system into a well-maintained communal hallway with lift access to all floors. The apartment opens into a large entrance hall with a useful storage cupboard, leading through to a spacious living/dining room with direct access to a private balcony overlooking the beautifully kept communal gardens. The contemporary kitchen/breakfast room is fitted to a high standard, featuring sleek cabinetry, contrasting worktops, integrated appliances, and stylish finishes.

Both bedrooms are well-proportioned doubles. The impressive primary bedroom enjoys fitted wardrobes and a modern en-suite bathroom. The second bedroom is served by a stunning, fully tiled luxury shower room, complete with WC, wash hand basin, and walk-in shower enclosure. Completing the accommodation are two further storage cupboards, one of which offers the potential to be reinstated as an additional WC or converted into a utility room.

Outside, the development is set within immaculate communal grounds. This apartment includes a secure underground parking space, with additional visitor parking available.

Maintenance Charge: £2,200 per annum
Share of Freehold: Approx. 971 years remaining

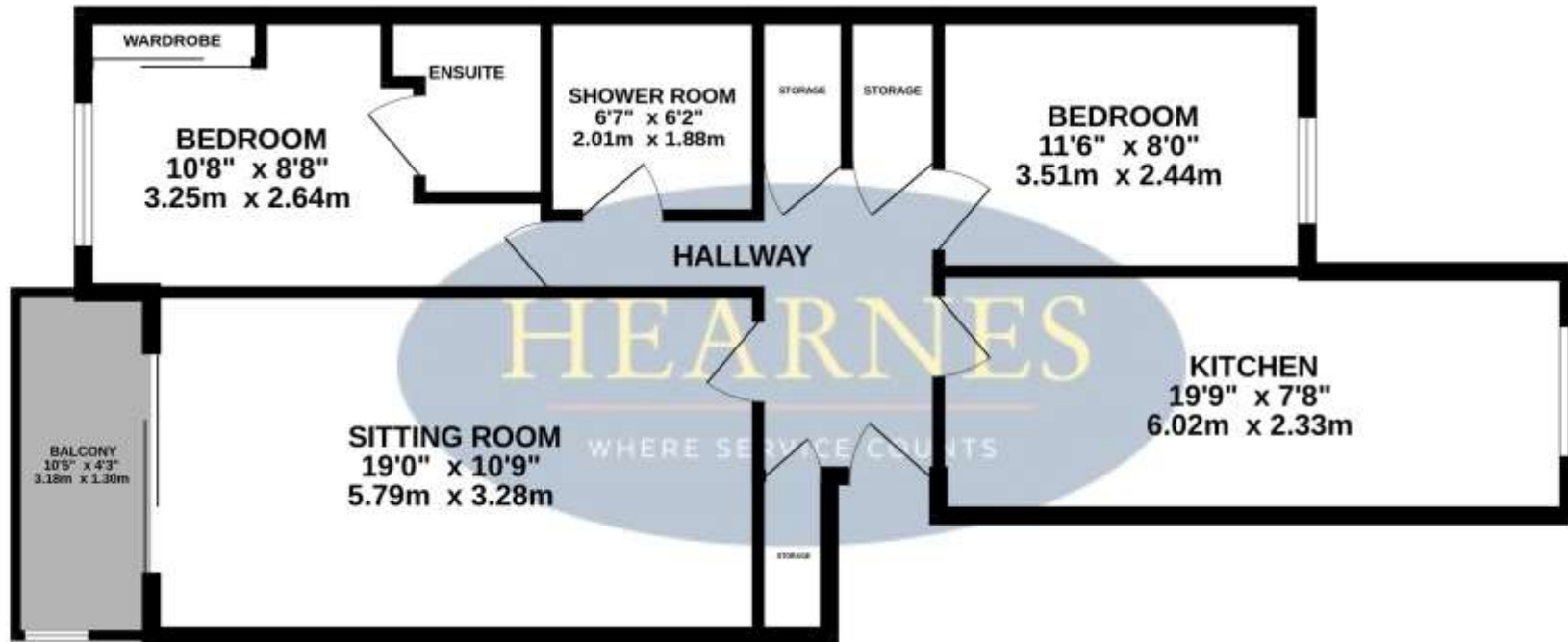
Council Tax Band: C

EPC Rating: 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.



FIRST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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