



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom first floor apartment located within the premier East Cliff location only a moments walk to the award winning sandy beaches and a short distance to Bournemouth Town Centre and main transport links. The property has been superbly refurbished and maintained by the current owners and benefits from a lift, garage and parking along with a long lease. An internal viewing is highly recommended.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property a hallway opens into an impressive living/dining room offering a pleasant outlook over the rear aspect. A modern separate kitchen offers ample floor and wall mounted units finished with a contrasting work surface.

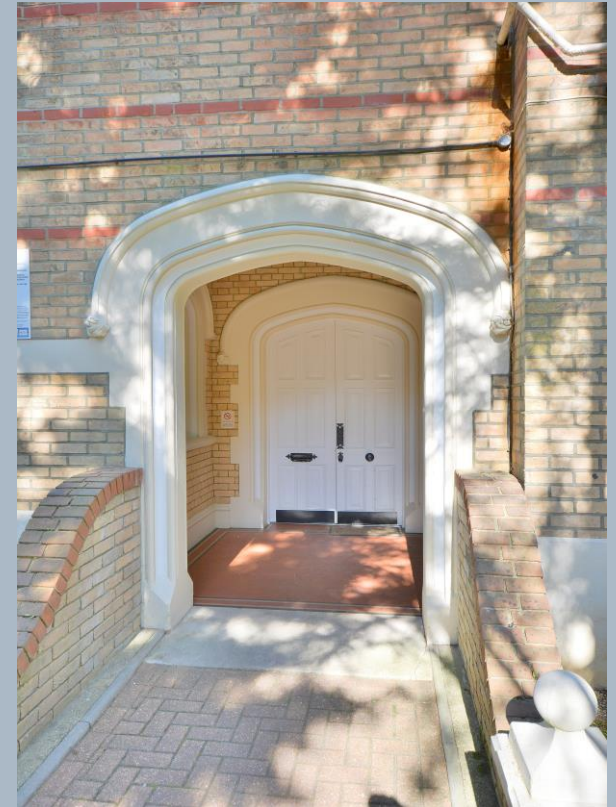
Both bedrooms are double in size and served by a modern fitted shower room comprising a WC, wash hand basin and oversized walk in shower enclosure.

The property is situated within beautifully maintained communal gardens and benefits from a garage and parking.

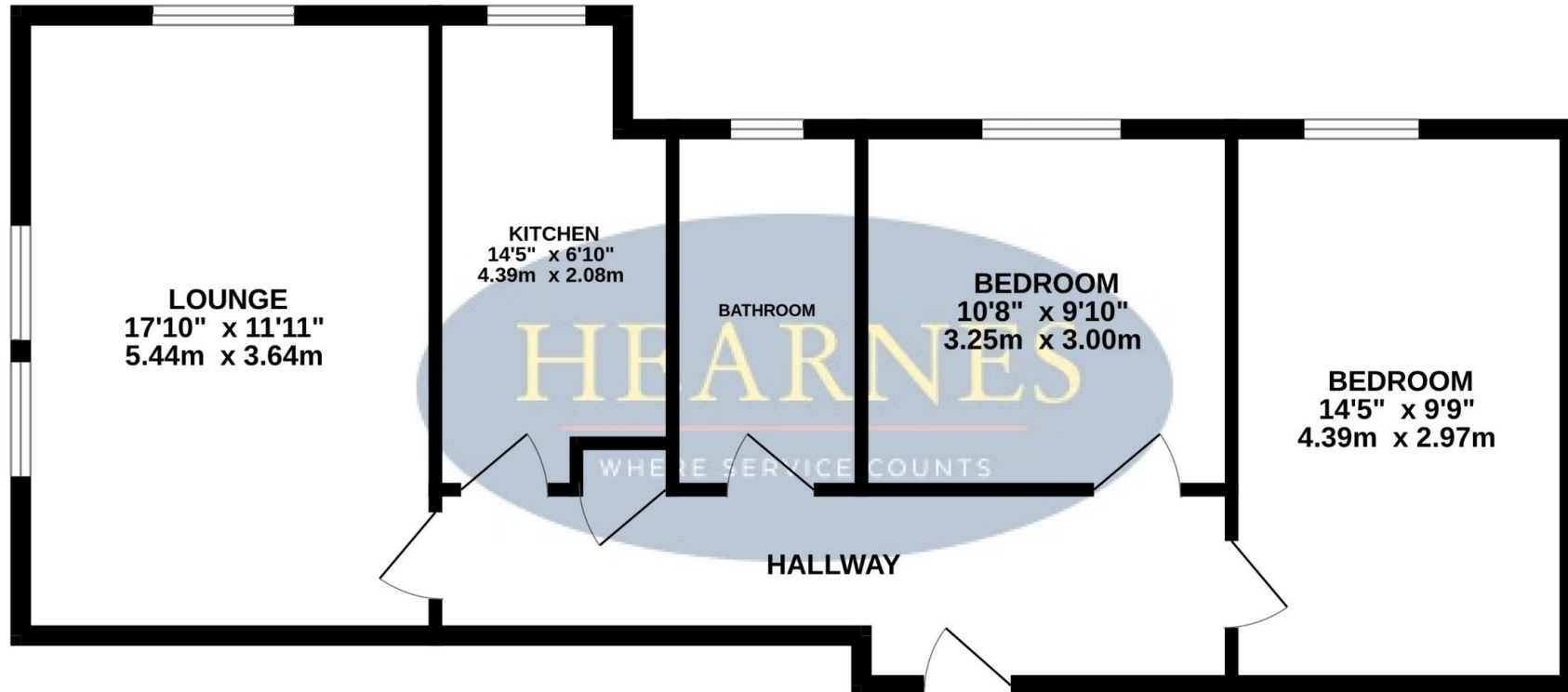
Leasehold with approximately 152 years remaining. Maintenance approximately £105 pcm. Peppercorn Ground Rent.

EPC RATING: C 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.



FIRST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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