



HEARNES
WHERE SERVICE COUNTS

A superbly presented two double bedroom apartment situated within a prestigious gated development enviable located on the beach front. Located within Boscombe Spa, just moments from the pier, the development benefits from 24 hour concierge, secure electronic entry system, a residents gym and a communal sun terrace overlooking the beach. The property boasts breath-taking views from Old Harrys Rock to The Needles and is offered for sale with no forward chain.

A secure intercom entry phone system gives access to a well maintained communal hallway with a lift and stairs leading to all floors. On entering the apartment a hallway provides access to all accommodation alongside a useful storage cupboard. The open plan kitchen/living/dining room takes full advantage of the view, looking directly down the beach towards the Isle of Wight and westerly towards Old Harry's Rock, with access to a balcony. The modern fitted kitchen offers a range of base and eye level units with a range of integrated appliances.

The principal bedroom is a generous double room with a range of fitted wardrobes and access to an en-suite shower room and balcony with stellar views and space for table and chairs. Bedroom two is another double room with excellent sea views. Completing the accommodation a modern fitted family bathroom with WC hand wash basin and shower over bath, The property is conveyed with one allocated parking space. Honeycombe Chine residents enjoy the use of a on site gym and 24 hour concierge and 180 degree viewing deck.

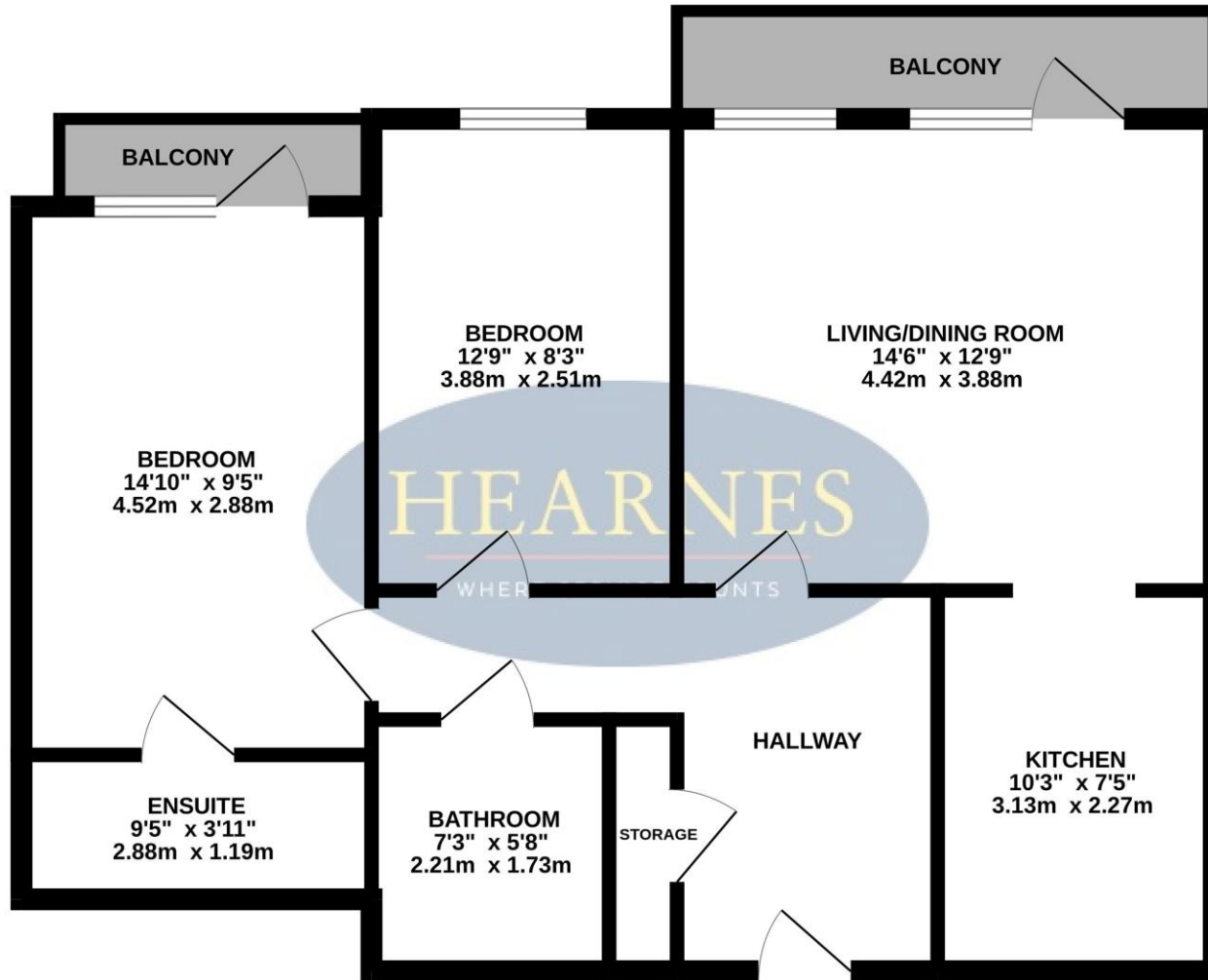
Maintenance charges approximately £2547.29 per half year paid in March and September.

Ground Rent - £598.28 per annum.
132 years remaining on the lease.

COUNCIL TAX BAND: E EPC RATING: C

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.





TOTAL FLOOR AREA : 725 sq.ft. (67.4 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

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