



HEARNES
WHERE SERVICE COUNTS

An impressive two bedroom, one bathroom first floor apartment positioned on the sought after De Lisle Road, within easy reach of Bournemouth Town Centre, the award winning sandy beaches and popular West Hants Leisure Club. The property benefits from spacious accommodation, Juliet balcony, garage and a secluded private rear garden.

This first floor apartment is accessed through a communal entrance shared with the apartment below with a attractive staircase and landing leading to the properties impressive principal accommodation. Offering generous living space the property features a bay window. A kitchen/breakfast room features space for a dining table and a comprehensive range of floor and eye level units finished with a contrasting surface space for white goods. There is also a Juliet balcony with pleasant outlook overlooking the rear garden.

Both are spacious double rooms with bedroom one benefitting from a range of built in wardrobes. Both bedrooms are served by a modern bath room. Completing the internal accommodation is a separate WC.

A particular feature of the property is the sunny aspect private rear garden being mainly laid to lawn with an extensive range of mature shrub and hedge borders. The property is conveyed with a garage.

Maintenance payable on an as and when basis, split 50/50 with the ground floor apartment.

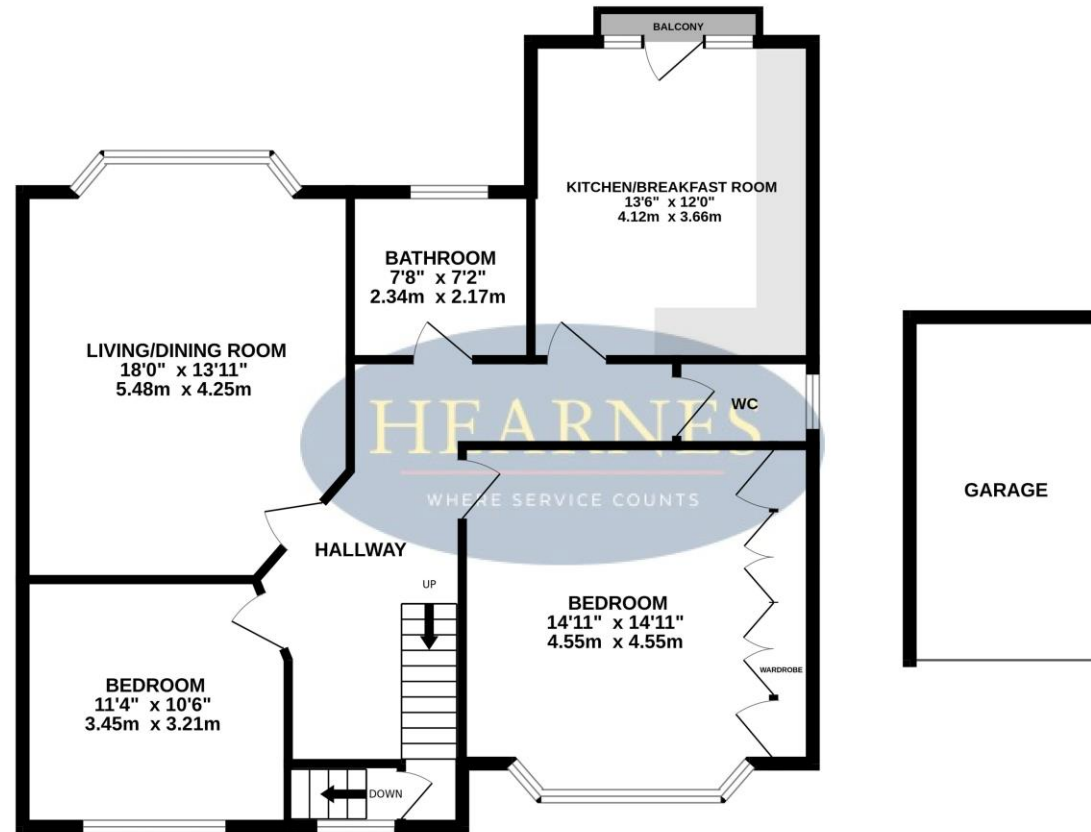
COUNCIL TAX BAND: B

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
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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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