

HEARNES

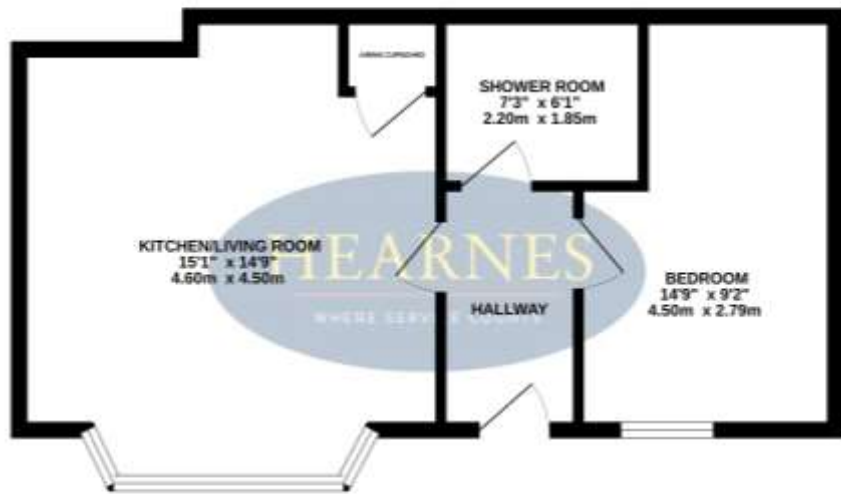
WHERE SERVICE COUNTS



An IMPRESSIVE one double bedroom GROUND FLOOR CHARACTER APARTMENT located moments from BOURNEMOUTH TOWN CENTRE and the AWARD WINNING SANDY BEACHES. Finished to a superb standard and featuring HIGH CEILINGS, OPEN PLAN kitchen/LIVING ROOM And stunning SHOWER ROOM. PRIVATE ENTRANCE. Allocated PARKING. LONG LEASE.

www.hearnes.com

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 441 SQ FT (40.9 SQ M) APPROX.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with appropriate contracts. The actual, accurate and appropriate measurements should be used for all purposes. All rights reserved. © 2023

For illustrative purposes only - not to scale.

An impressive one double bedroom ground floor apartment located moments from Bournemouth Town Centre and easy reach of the award winning sandy beaches via the beautiful Bournemouth Gardens. The property has been superbly maintained and update by the current owner whilst also featuring characterful high ceilings, private entrance and allocated parking. Offering an ideal first time purchase or investment opportunity the property also benefits from an extended lease.

On entering the property a welcoming hallway leads into an impressive open plan kitchen/living room with feature bay window. The kitchen offers a comprehensive range of units finished with a solid wood work surface and also benefiting from a utility cupboard.

The apartments bedroom is a generously sized double room offering ample space for wardrobes whilst being served by a luxury shower room comprising a WC, wash hand basin and walk in shower enclosure. Externally the property benefits from an allocated parking space.

Leasehold - 124 years remaining
 Ground Rent - £200.00 per annum
 Service Charge - £1690.00 per annum, includes buildings insurance and water

EPC: E COUNCIL TAX BAND:A



01202 317317
www.hearnes.com

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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.