



HEARNES
WHERE SERVICE COUNTS

A superbly presented and fully refurbished character two bedroom maisonette situated in the premier Queens Park location within a moment's walk of the Golf Course beaches and easy reach of Park School, JP Morgan and Bournemouth Town Centre. The property has been finished to a high standard throughout and benefits from two bedrooms, two luxury bath/ shower rooms, utility room, private entrance and impressive sun terrace.

On entering the property through a private entrance, a welcoming entrance hall with useful storage area leads into a impressive open plan kitchen/living/dining room leading onto a spacious sun terrace through bifolding doors. The modern kitchen with breakfast bar offers a range of floor and wall mounted units finished with a contrasting work surface and integrated appliances. Completing the first floor accommodation a utility room and luxury bathroom with stand alone bath, WC and hand wash basin.

A attractive character staircase with storage cupboard leads to the second-floor landing with ample space for a study area. The master bedroom benefits from a ensuite shower room, feature fireplace and ample space for wardrobes. Completing the accommodation is the second double bedroom with pleasant view over the rear aspect.

Share of freehold – No Ground Rent

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.



