



HEARNES

WHERE SERVICE COUNTS

A spacious and beautifully presented second-floor apartment, superbly positioned overlooking Bournemouth Gardens and within easy walking distance of both Bournemouth Town Centre and the vibrant Westbourne Village. Thoughtfully improved by the current owners, the property offers two generous double bedrooms, two stylish bath/shower rooms, a contemporary kitchen/breakfast room, a large living/dining room, and a private sunny balcony. Additional benefits include secure underground parking and a share of the freehold.

Access is via a secure entry-phone system into a well-maintained communal hallway with lift access to all floors. The apartment opens into a welcoming entrance hall with a useful storage cupboard, leading to a spacious living/dining room with direct access to the private balcony, which enjoys views over the beautifully kept communal gardens. The kitchen/breakfast room is finished to a high standard with sleek cabinetry, contrasting worktops, a breakfast bar, and integrated appliances, with an outlook to the front aspect.

Both bedrooms are well-proportioned doubles, with the impressive primary bedroom featuring fitted wardrobes and views over the rear aspect. They are served by two fully tiled bath/shower rooms: a main bathroom with shower over bath, wash basin and WC, together with a separate shower room comprising a shower enclosure, wash basin and WC.

The development is set within immaculate communal grounds, with this apartment benefiting from a secure underground parking space and additional visitor parking.

Maintenance Charge: £2,200 per annum Share of Freehold: Approx. 971 years remaining

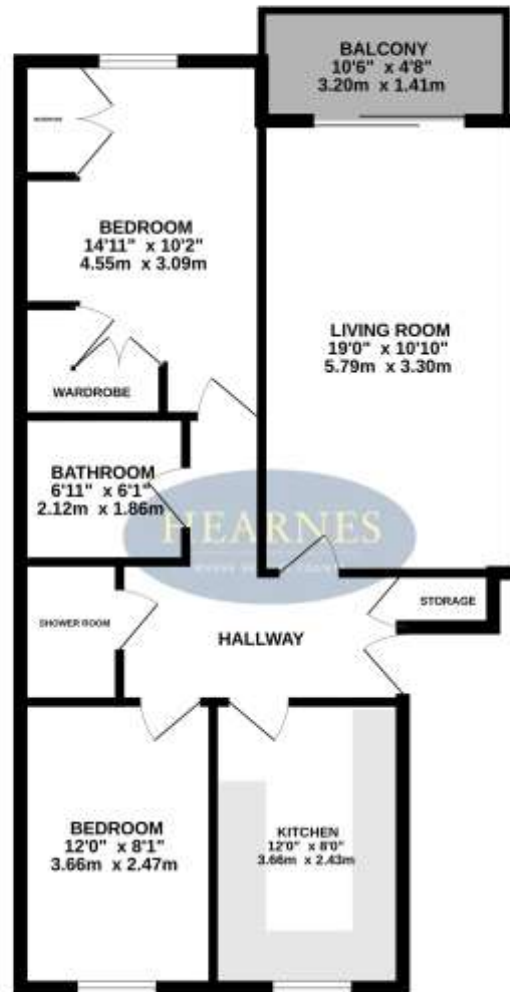
Council Tax Band: C

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.



SECOND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances of work have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 7/25/25

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

