



HEARNES
WHERE SERVICE COUNTS

A spacious two bedroom top floor apartment located in the premier golden grid, within an easy level walk to Westbourne offering a host of independent bars, shops and restaurants. The property is also within easy access of Bournemouth Town Centre and main transport links. The property features a sunny aspect balcony with pleasant outlook, garage in block and a share of freehold.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the second floor and entrance to the apartment. On entering the apartment a welcoming entrance hall with useful cupboard leads into a light and spacious living/dining room opening onto the southerly facing balcony. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and an integrated oven and hob and space for additional white goods. Both bedrooms are double in size and are served by a modern fitted bathroom, comprising a WC, wash hand basin and bath with shower over.

Externally the property is situated within superbly maintained communal gardens with residents parking to the rear of the development along with a garage.

Maintenance: Approx. £1,542 per annum

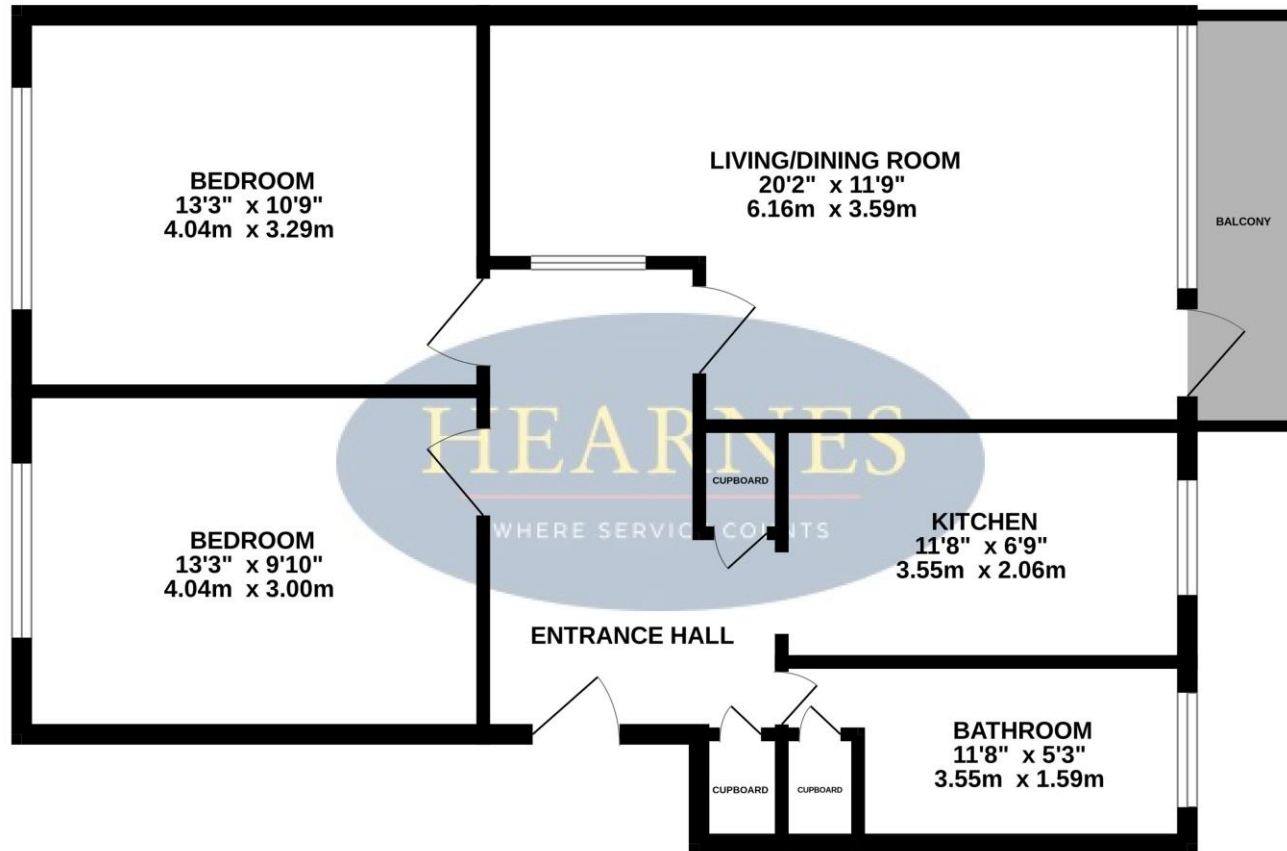
EPC: C

COUNCIL TAX BAND: D

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.



SECOND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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