



HEARNES
WHERE SERVICE COUNTS

A beautifully presented top floor apartment located within a popular and convenient location. Both Bournemouth and Westbourne Town Centres are approximately 0.5 mile distant, with award winning sandy beaches just a pleasant stroll away through Bournemouth Gardens.

A secure intercom entry phone system gives access to a well maintained communal hallway, with stairs ring to all floors. On entering the apartment there is a spacious hallway giving access to all accommodation. A bright and airy living/dining room benefits from wood effect flooring and door leading out onto a southerly balcony with fantastic views. A separate kitchen is fitted with a range of modern base and eye level units with integrated electric oven and gas hob, a pantry also providing space and plumbing for a washing machine and fridge/freezer.

The principal bedroom is a generous double boasting access to a secluded, southerly balcony. Bedrooms two and three are also double in size, being served by a modern family bathroom fitted with as white suite comprising bath with shower over and wash basin, next door to which is a separate WC.

Both balconies offer a fantastic outlook over Bournemouth Gardens, one of which giving access to well kept communal gardens via a spiral staircase.

Share of freehold - 945 years remaining
Maintenance charges approximately £517.38 per quarter plus a quarterly reserve Fund in advance of £218.49

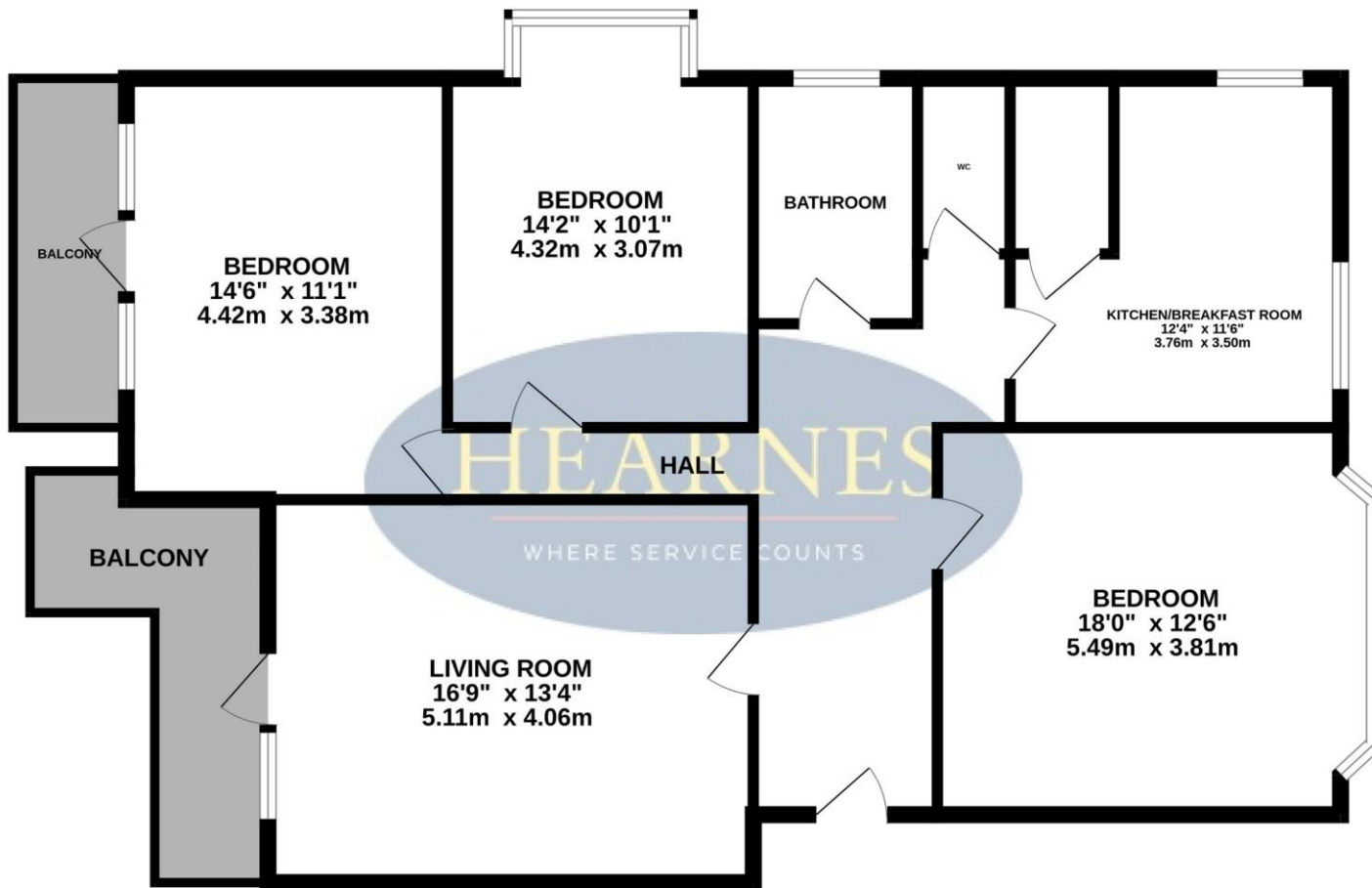
Council Tax Band - D

EPC Rating - E

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.



TOP FLOOR



TOTAL FLOOR AREA : 1125sq.ft. (104.5 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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