

# HEARNES

WHERE SERVICE COUNTS

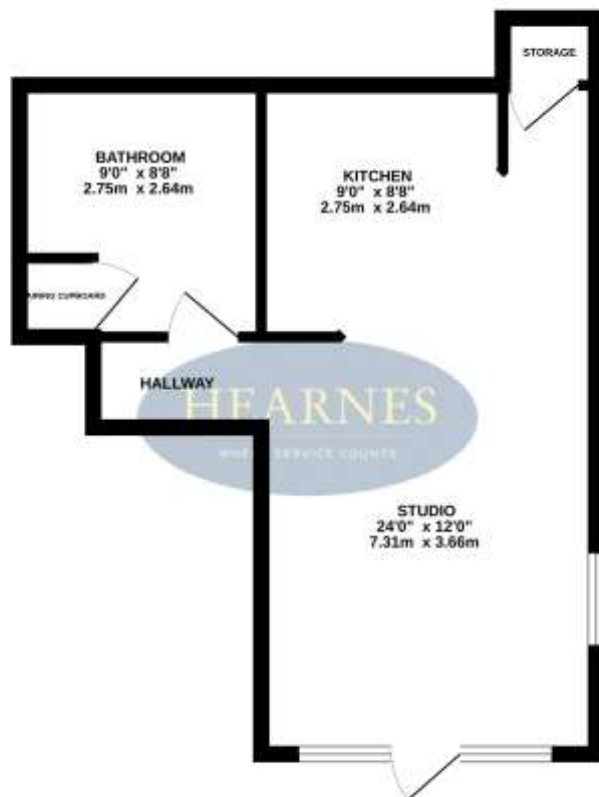
Guide Price £110,000



A SECLUDED AND SPACIOUS GROUND FLOOR studio with PRIVATE ENTRANCE, PATIO and PARKING, set in close proximity from BOURNEMOUTH GARDENS and TOWN CENTRE. RECENTLY REDECORATED and offered with NO FORWARD CHAIN, ideal purchase for FIRST-TIME BUYERS or INVESTORS.

[www.hearnes.com](http://www.hearnes.com)

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are for information only and no guarantee is given as to their operation or efficiency can be given.  
Made with AutoCAD 2023.

For illustrative purposes only - not to scale.

A beautifully presented ground floor studio apartment with private entrance, patio, and parking, set just moments from Bournemouth town centre and offered with no forward chain. This secluded and spacious home is quietly positioned at the rear of a purpose-built development known as Park Gate Manor, ideally located in close proximity from Bournemouth's renowned gardens, shops, and amenities. It also offers convenient access to regular bus routes, the A338 towards Poole and Ringwood, and the town's coastline. Viewings are highly recommended.

Accessed via its own private entrance, the main living and studio space is generously proportioned, measuring approximately 24 feet by 12 feet, and has been tastefully redecorated. There is a useful storage cupboard, ample space for a seating area and dining table, and potential to incorporate a pull-down wall bed if desired. The kitchen is fitted with a modern range of gloss white base and wall units with adjoining worktops, an integrated oven and electric hob, stainless steel sink, and space and plumbing for a washing machine and tall fridge/freezer. A spacious bathroom with a white suite, extractor fan, and airing cupboard completes the accommodation.

A double-glazed door leads directly onto the private patio, which enjoys a pleasant outlook over a section of the communal gardens.

Maintenance - £3200.00 per annum  
Ground Rent - £50.00 per annum  
Leasehold - 87 years remaining on the lease

Council Tax Band: A EPC Rating: D



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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.