



A superbly presented two double bedroom first-floor apartment, just a short walk from Bournemouth Town Centre, award-winning sandy beaches and seafront. Converted in 2017, it makes an ideal first home or investment, with short-term holiday lets permitted, and is offered for sale with no forward chain. The development is accessed via a secure entry phone system and benefits from a lift.

On entering the apartment, you are welcomed into a spacious living/dining room with a useful storage cupboard and outlook to the front aspect. The modern fitted kitchen provides a range of floor and wall-mounted units with contrasting work surfaces, integrated fridge, oven and hob, together with a washing machine. Both bedrooms are well-proportioned doubles, served by a contemporary shower room comprising a white suite with WC, wash hand basin and walk-in shower enclosure.

Externally, the property benefits from an allocated off-road parking space.

Leasehold: 116 years remaining

Maintenance: Approx. £1400 per annum

Ground Rent: £100.00 per annum

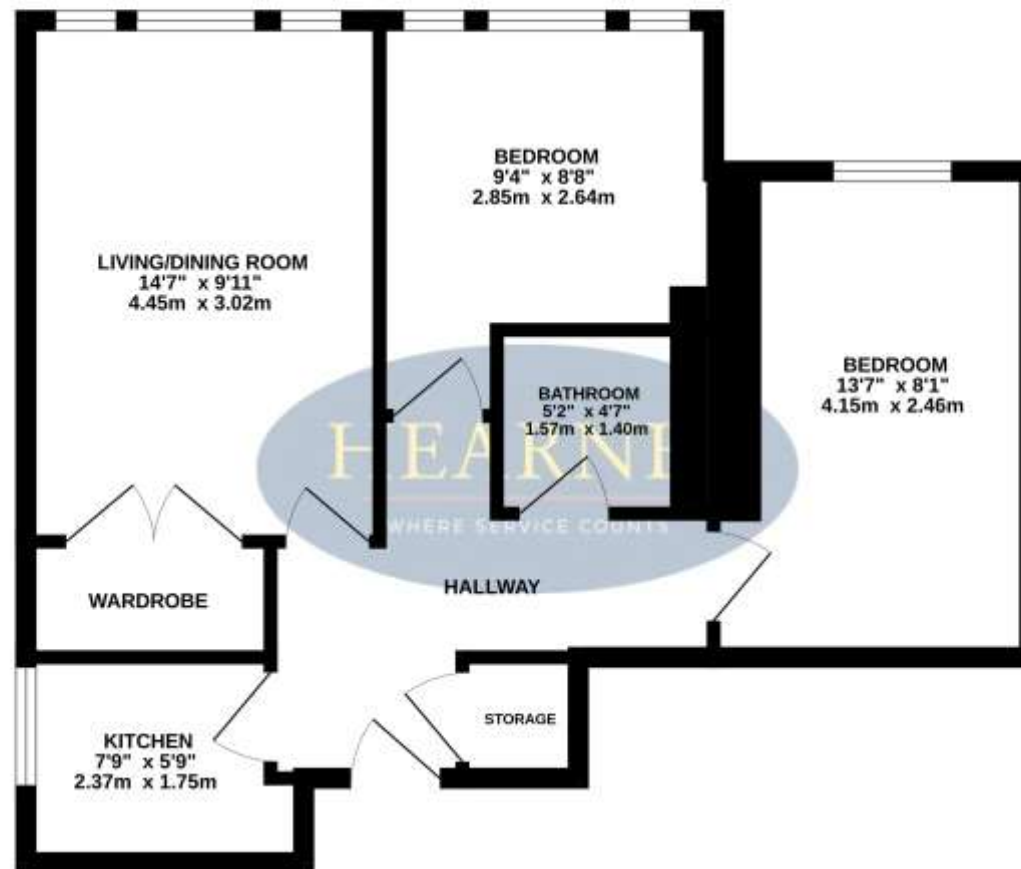
**EPC RATING: TBC COUNCIL TAX BAND: A**



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.



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.9 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, appliances and equipment shown here are not limited and no guarantee is given as to their operability or efficiency can be given.  
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