



HEARNES
WHERE SERVICE COUNTS

Strictly no parking
in the matched area

NO
PARKING

A superbly presented two bedroom second floor apartment situated within the prestigious Exton Gardens development ideally located only a short distance of the award winning sandy beaches and easy reach of the Town Centre and main transport links. Completed in late 2017 the development features a residents swimming pool, spa and gym facilities along with wonderful communal grounds and BBQ areas. This particular apartment benefits from an impressive open plan kitchen/dining/living area, balcony, luxury bath/shower rooms and a secure, allocated parking space.

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 and lift providing access to the first floor and entrance to the apartment. On entering the property a hallway, with useful storage cupboard, leads into an impressive open plan kitchen/dining/living room which leads onto a balcony offering a pleasant outlook. A high specification kitchen offers ample floor and wall mounted units finished with a range of integrated appliances and matching work surface.

The property's two bedrooms are both doubles and served by a luxury bathroom with WC, hand washbasin and bath with shower over.

Externally the property is conveyed with one secure, allocated parking space whilst the development is situated within superbly maintained communal gardens also featuring a residents BBQ area.

Leasehold- 125 years from 2017

Maintenance charge approximately £1600 per annum. Ground rent £300 per annum.

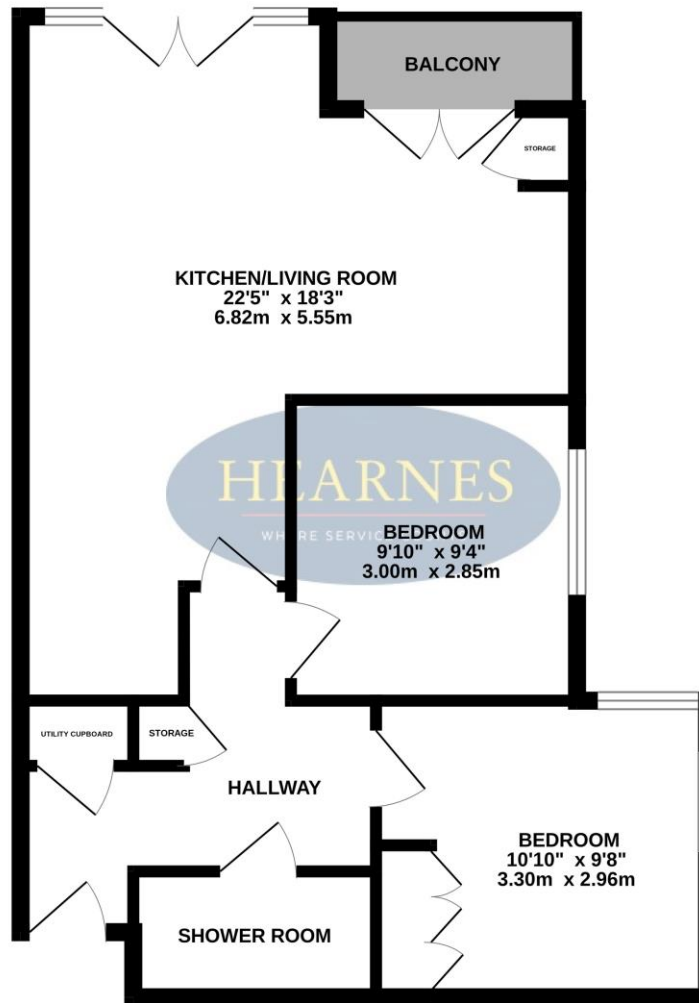
COUNCIL TAX BAND: D

EPC RATING: B

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
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

