

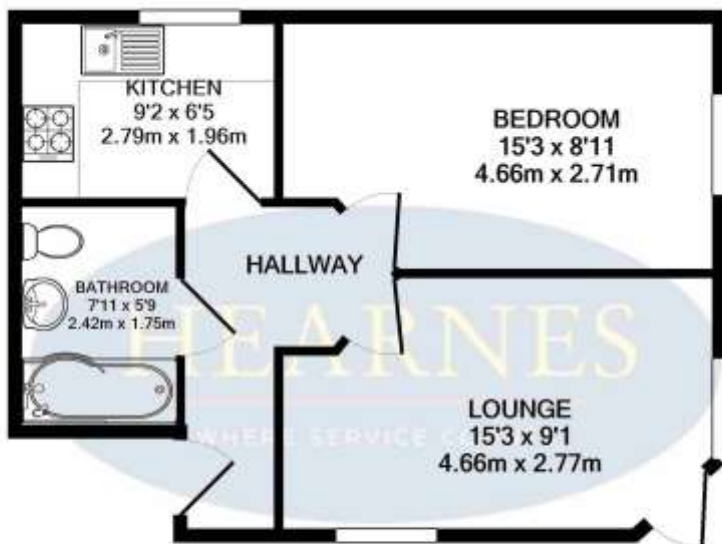
HEARNES

WHERE SERVICE COUNTS



IDEAL INVESTMENT OPPORTUNITY or FIRST TIME BUY - A well presented one DOUBLE bedroom GROUND FLOOR apartment ideally located MOMENTS from Bournemouth TOWN CENTRE, BEACHES and transport links. The property includes a PRIVATE ENTRANCE, ALLOCATED PARKING and benefits from SHARE OF FREEHOLD.

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TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For illustrative purposes only - not to scale.

A well presented one double bedroom ground floor apartment ideally located within moments of Bournemouth Town Centre, transport links and the award winning sandy beaches. The property has been tastefully updated by the current owner and benefits from access to private allocated parking from the apartment, separate kitchen, modern bathroom and a share of freehold. An internal viewing is highly recommended.

The property is entered via a secure entry phone system with a communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into a spacious living room with a door leading to the properties private parking. A modern fitted kitchen offers a range of floor and eye level units finished with a contrasting work surface. The kitchen includes an integrated oven, hob, extractor fan, fridge and washing machine.

Completing the accommodation is the apartments generous double bedroom served by a modern bathroom finished with part tiled walls and comprising a modern white suite including a WC, wash hand basin and panel bath.

The property is conveyed with one allocated parking space.

Share of Freehold - 105 years remaining on the lease.
Ground Rent - £0.00
Maintenance - £1300.00 per annum

COUNCIL TAX BAND: A EPC RATING: C



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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.