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HEARNES
WHERE SERVICE COUNTS

A modern two bedroom ground floor apartment ideally located only a moments walk from Bournemouth Town Centre and main transport links including a main line train station. The property also benefits from being within easy reach of the award winning sandy beaches and offers an ideal first time purchase or investment opportunity. The property further benefits from an extended long lease.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the entrance of the apartment. On entering the property a hallway leads into an open plan kitchen/living room with double doors opening onto a private patio seating area offering a pleasant outlook to the rear of development over the communal gardens. The kitchen area offers a range of floor and wall mounted units finished with a matching work surface and a selection of integrated kitchen appliances. The properties two bedrooms with the master bedroom having a selection of fitted wardrobes whilst also being served by an ensuite shower room. The accommodation is complete with a modern family bathroom featuring a WC, wash hand basin and bath with shower over.

Externally, the property features a patio seating area which opens onto the well maintained communal gardens whilst also benefitting from a secure allocated parking space and secure bike storage.

Leasehold - 123 years remaining on the lease
Service Charge - £2085.00 per annum
Ground Rent - £235.00 per annum

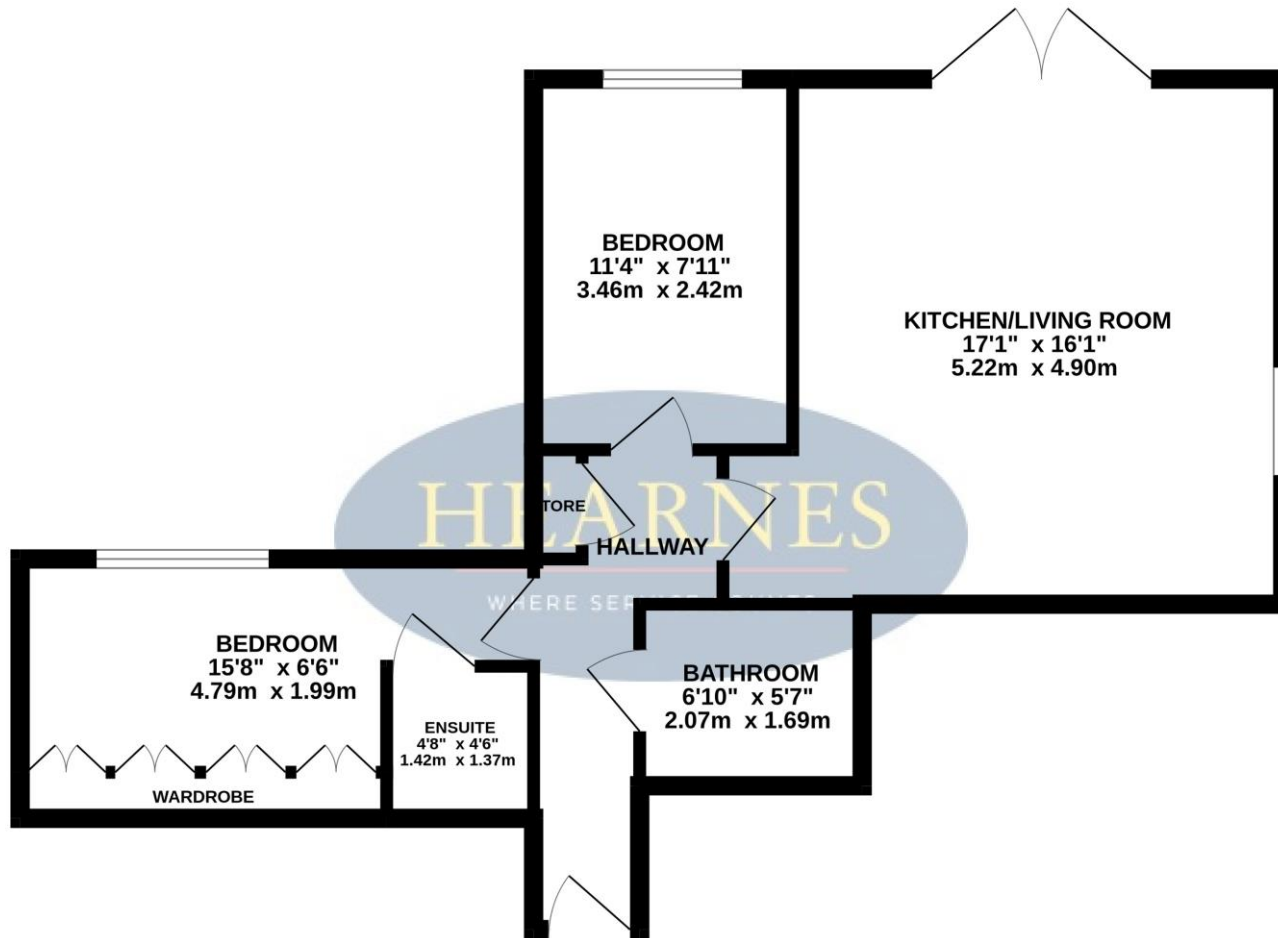
EPC: C

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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

