



HEARNES

WHERE SERVICE COUNTS

An impressive one-bedroom, immaculately presented second floor apartment, perfectly located in the heart of Bournemouth Town Centre. Just a short stroll from the sandy beaches, lively bars, shops, and restaurants, this property offers modern, stylish living in a convenient location. Built in 2019, the apartment benefits from the remainder of a new build warranty and features a contemporary bathroom, a sleek open-plan kitchen/dining/living area, and a private balcony with pleasant town views. Residents' permit parking is available, and the lease permits short-term or holiday lets. Offered with no onward chain, this apartment is ideal for first-time buyers or investors.

The development is accessed via a secure entry system, with a communal hallway and lift to the upper floors. The apartment opens into an inviting entrance hall with a handy storage cupboard, leading into the bright open-plan living space. Sliding doors open onto the private balcony with lighting, extending the living area outdoors. The kitchen is fitted with a selection of floor and wall-mounted units, sleek work surfaces, and integrated appliances.

The double bedroom is well-proportioned and filled with natural light from large, floor-to-ceiling window, creating a welcoming and airy feel. The contemporary bathroom includes a WC, wash hand basin, bath with overhead shower, and useful storage space.

Externally, residents' permit parking is provided within the development.

Leasehold: 124 years remaining

Maintenance: Approximately £916.36 every 6 months

Ground Rent: £170.00

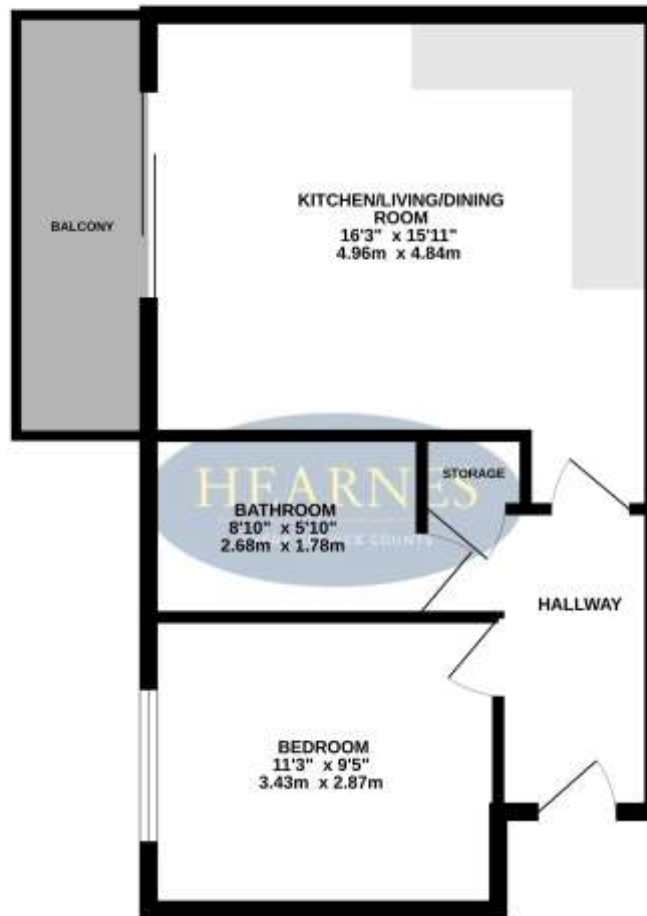
EPC Rating: TBC

Council Tax Band: 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
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operability or efficiency save the goods made with Menopex 62025

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

