



REGENCY COURT

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HEARNES
WHERE SERVICE COUNTS

A simply stunning duplex apartment with private entrances situated in a beautiful character building, once occupied by King Edward and sympathetically converted in 2003. The development is located conveniently just 1.5 miles distant from Bournemouth Town Centre and only 0.5 mile walk from award winning sandy beaches.

Through a electric gated entrance the apartment can be accessed via two private entrances on both the ground floor and first floor. There is also a secure intercom entry phone gives access to a communal entrance with an immaculately kept hallway, with stairs giving access to the first floor. On entering the apartment there is a spacious, welcoming hallway giving access to all first-floor accommodation. The living/dining room is a particular feature, with a beautiful bay window flooding the room with light. A separate kitchen is fitted with a range of modern base and eye level units, complimented by contrasting work surface and fitted with a range of integrated appliances.

The master bedroom is a particularly large double with attractive bay window and a range of built-in wardrobes, also giving access to an en-suite shower room fitted with corner shower enclosure, WC and wash basin. Bedroom two is another spacious double room with a comprehensive range of built-in wardrobes, this is served by a separate bathroom which is luxuriously appointed with panelled bath, WC and wash basin.

On the ground floor, which can be accessed via a staircase in the living room or external entrance, there is a large double bedroom and storage cupboard.

To the rear of the property there is an allocated off-road parking space which is accessed via electrically operate double gates. The apartment further benefits from use of well-maintained communal gardens and private patio area.

Lease term, approximately 189 years remaining.

COUNCIL TAX BAND: E

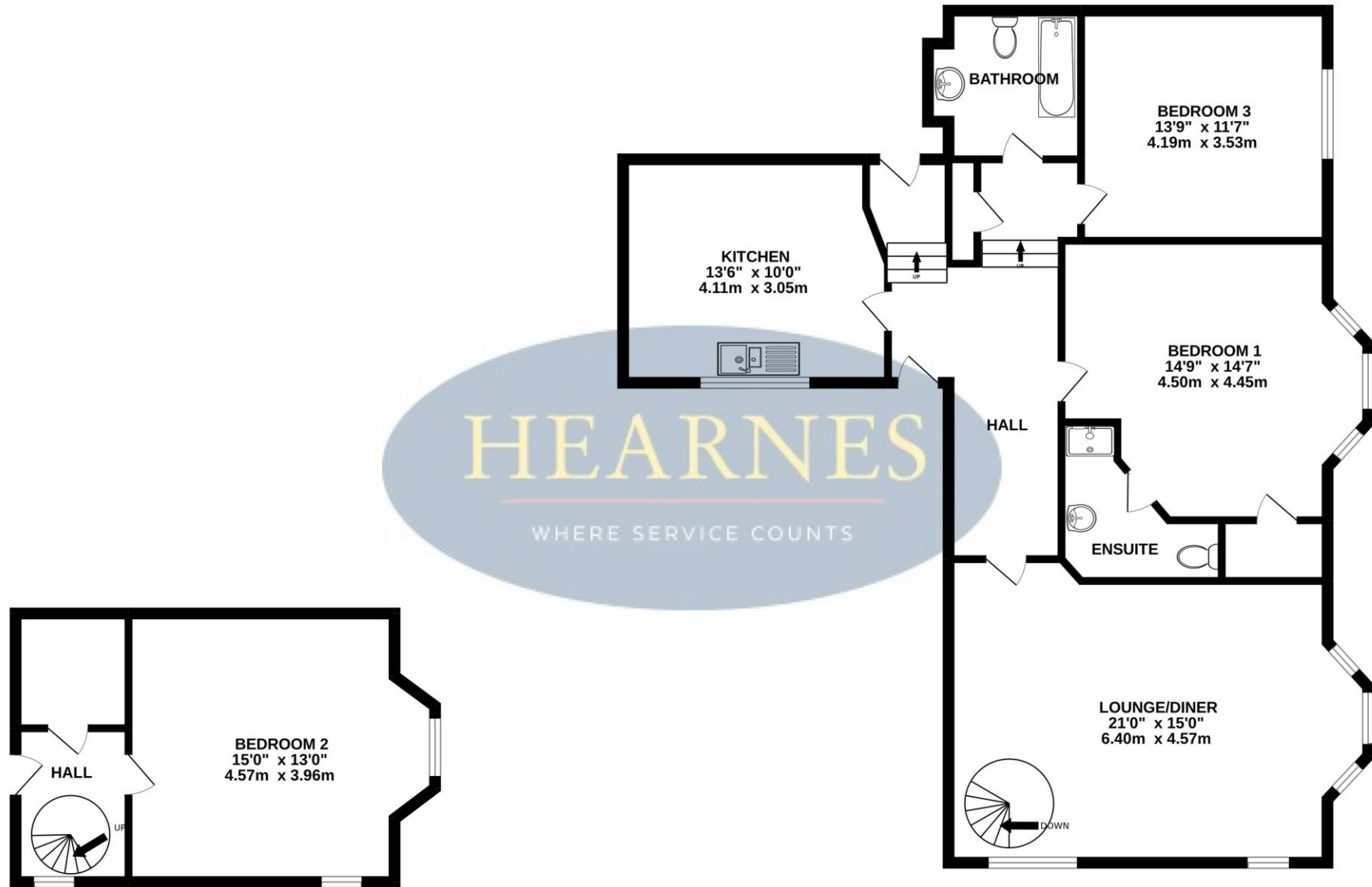
EPC RATING: D

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
269 sq.ft. (25.0 sq.m.) approx.

FIRST FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

