



TURTLE BAY

Caribbean Eating & Drinking



HEARNES

WHERE SERVICE COUNTS

A stunning two double bedroom apartment situated in a modern landmark development within the heart of Bournemouth Town Centre. The property is only a moments walk for a range of bars, shops and restaurants along with beautiful Bournemouth Gardens and award winning sandy beaches. Featuring an impressive open plan kitchen/living room the property further benefits from a spacious balcony offering superb views across Bournemouth, a modern fitted bathroom, ensuite, ample storage and secure allocated parking.

On entering the property, a hallway with large storage cupboards leads into a spacious, open plan kitchen/living room which leads onto the balcony. The kitchen offers ample floor and eye level units finished with a matching work surface and complimented with a range of integrated appliances.

Both bedrooms are double in size with the master offering ample built in storage as well as modern fitted ensuite. Completing the accommodation is a luxury bathroom comprising a WC, wash hand basic and bath with shower over.

The property is conveyed with one secure allocated parking space.

Leasehold: 139 years

Maintenance Charge: Approx £1,189.22 every 6 months

Ground Rent: £350 per annum.

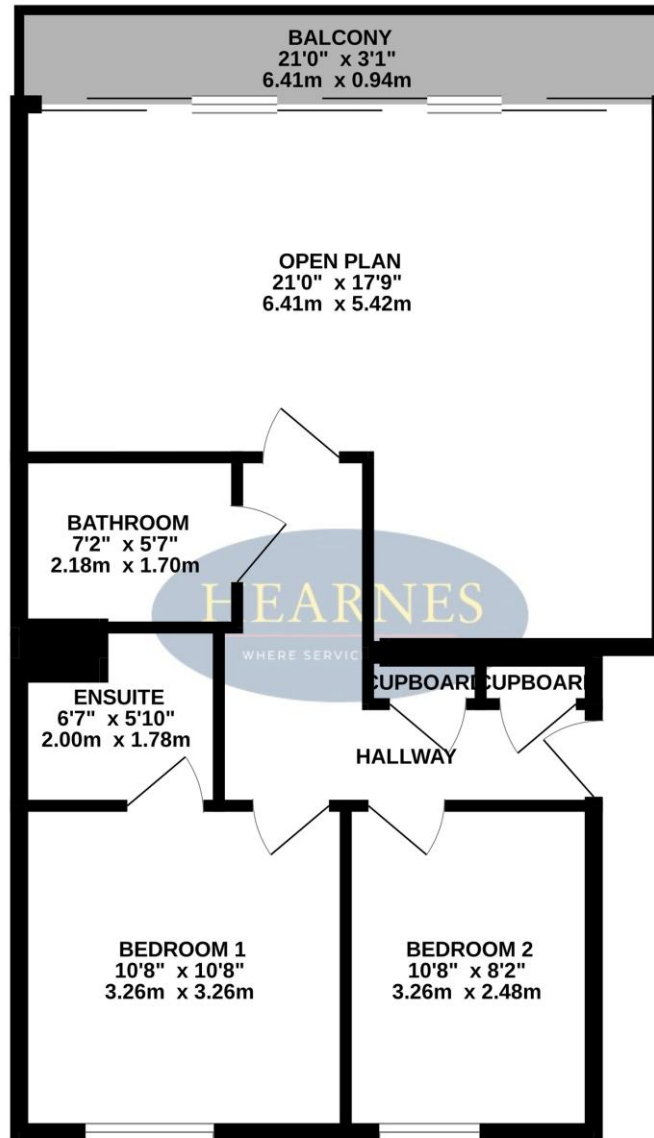
EPC RATING: B

COUNCIL TAX BAND: 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
668 sq.ft. (62.1 sq.m.) approx.



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

