

HEARNES

WHERE SERVICE COUNTS



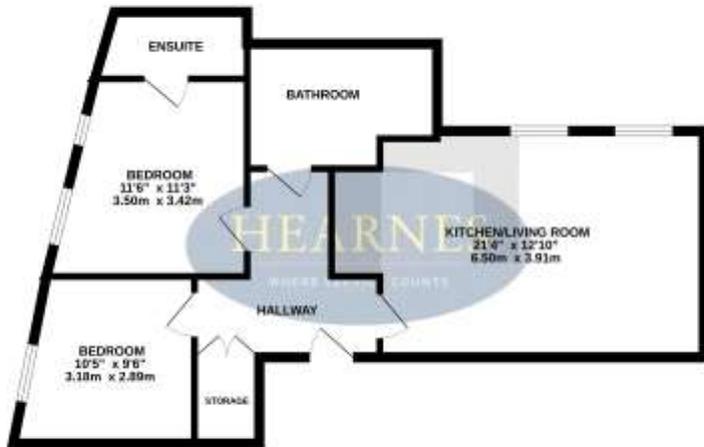
Post Office Road, Bournemouth, Dorset

A beautifully presented two double bedroom first-floor apartment situated in the prestigious Bristol and West Development within the heart of Bournemouth town centre, moments from a range of bars, shops, and restaurants.



www.hearnes.com

FIRST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq ft (63.0 sq m) approx.
Measurements are for information only and are not intended to be used as a basis for any legal proceedings. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

For illustrative purposes only - not to scale.

A beautifully presented two double bedroom first-floor apartment situated in the prestigious Bristol and West House Development within the heart of Bournemouth town centre, moments from a range of bars, shops, and restaurants.

Offered with no onward chain, this property represents an ideal investment or first-time purchase. Completed in 2016, the apartment offers generous living accommodation, featuring luxury bathrooms and a stunning open-plan kitchen/living room. The property benefits from underfloor heating throughout, engineered wood flooring, and double glazing.

The development is accessed via a secure entry phone system, with a welcoming communal entrance providing access to the first floor via lift or stairwell. Inside the apartment, a spacious hallway with useful storage cupboards leads to all accommodation. The open-plan kitchen/living/dining room features original marble window ledges has an internal view of the development. The kitchen, complete with a breakfast bar, includes a range of floor and eye-level units finished with matching quartz worktops and integrated Smeg appliances.

Both bedrooms are double in size, with the primary bedroom benefiting from fitted wardrobes. The accommodation is completed by a high-specification bathroom comprising a WC, wash hand basin, and bath with shower over.

Leasehold - 140 years remaining on the lease
 Maintenance charges approx. £2000.00 per annum
 Ground Rent - £250 per annum until 2041 rising £150 pa every 25 years

COUNCIL TAX BAND: D

EPC: C



01202 317317
www.hearnes.com

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.