



HEARNES
WHERE SERVICE COUNTS

A stunning top floor character apartment ideally located only a short distance from Bournemouth Town Centre offering a range of bars, shops and restaurants along with award winning sandy beaches. This beautiful apartment boasts original features including a large corner bay window in the living room, allocated parking and is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway providing stairs to all floors. On the top floor there is access to the apartment as well as to a useful storage cupboard. On entering the property a hallway provides access to all accommodation. The living/dining room features a stunning circular bay, affording the room ample natural light and offering a pleasant outlook. An archway leads through to the kitchen fitted with a range of base and eye units with integrated electric oven and gas hob.

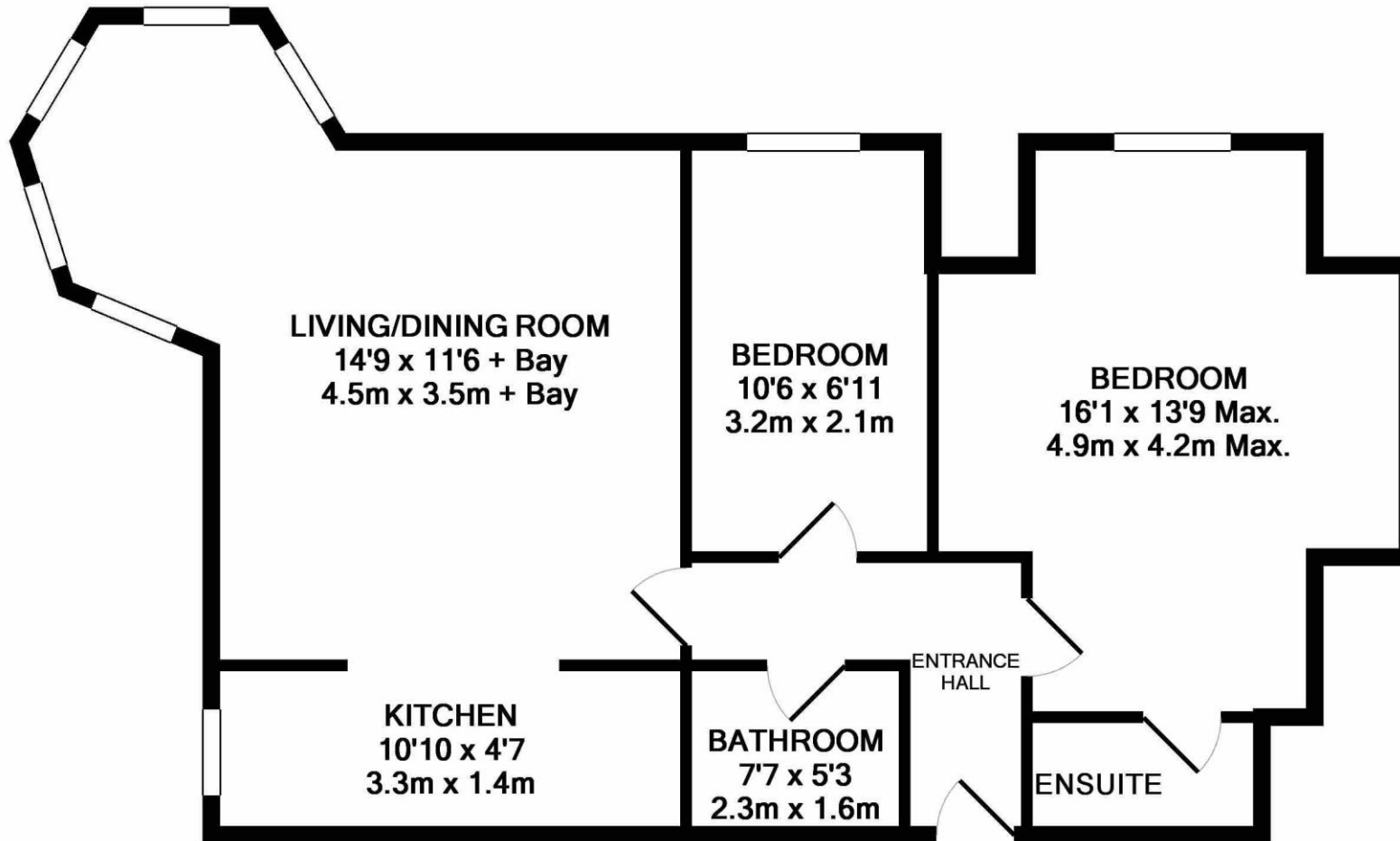
The master bedroom is a generous double benefiting from a modern en-suite shower room. Bedroom two features a window to side aspect and is served by a modern separate bathroom fitted with WC, wash hand basin and bath with shower over.

The property is situated within well maintained, private communal grounds and conveyed with one allocated parking space.

Leasehold approximately 169 years remaining.

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.





TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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