



HEARNES

WHERE SERVICE COUNTS

A superbly presented one bedroom fifth floor apartment in a prestigious gated development on the sea front. Located within Boscombe Spa, just moments from the pier, the development benefits from 24 hour concierge, secure electronic entry system, a residents gym and communal sun terrace overlooking the beach. The property is offered for sale with no forward chain.

Accessed via a secure intercom entry system, the building features a well-maintained communal hallway with both a lift and stairs leading to all floors. Upon entering the apartment, a hallway leads to all rooms, along with a useful storage cupboard. The open-plan kitchen/living/dining area takes full advantage of a sunny courtyard, with access to a south facing balcony. The modern kitchen is fitted with a range of base and eye-level units, along with integrated appliances.

The principal bedroom is a spacious double room, complete with fitted wardrobes. The apartment is complemented by a newly refurbished family bathroom, which includes a WC, hand wash basin and shower over bath. Residents enjoy access to the on-site gym, 24-hour concierge service, and the 180-degree viewing deck.

Maintenance charges are approximately £1,748.25 per half year, paid in March and September.

Ground Rent: £448.71 per annum.

131 years remaining on the lease.

COUNCIL TAX BAND: D EPC RATING: C

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.



FIFTH FLOOR
1003 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

