



**Gervis Road  
Bournemouth, Dorset**

# Gervis Road, Bournemouth, Dorset

A well-presented two-bedroom raised ground floor apartment set within an enviable location just 0.1 miles from the cliff top and moments from Bournemouth Town Centre, offering easy access to a wide range of shops, bars, and restaurants. The property forms part of a modern development accessed via a secure intercom entry system, leading to a well-maintained communal hallway.

Upon entering, a welcoming entrance hall provides access to all accommodation along with two useful storage cupboards. The modern kitchen/breakfast room is fitted with a comprehensive range of base and eye-level units and benefits from integrated double electric ovens, hob, fridge/freezer, dishwasher, and washing machine with double French doors on to the communal courtyard. A bright and attractive separate living room opens onto a secluded, partly covered balcony via double French doors, providing an ideal space for outdoor seating and entertaining.

The principal bedroom is a generous double with built-in wardrobes offering ample hanging and shelving space, and is complemented by a modern en-suite shower room featuring an oversized shower enclosure, WC, and wash hand basin. The second bedroom is also a double, with fitted wardrobes, and is served by a fully tiled family bathroom fitted with a modern suite comprising panelled bath, WC, and wash hand basin.

Further benefits include an allocated secure underground parking space accessed via an electrically operated door, ample visitor parking, and CCTV within the development.

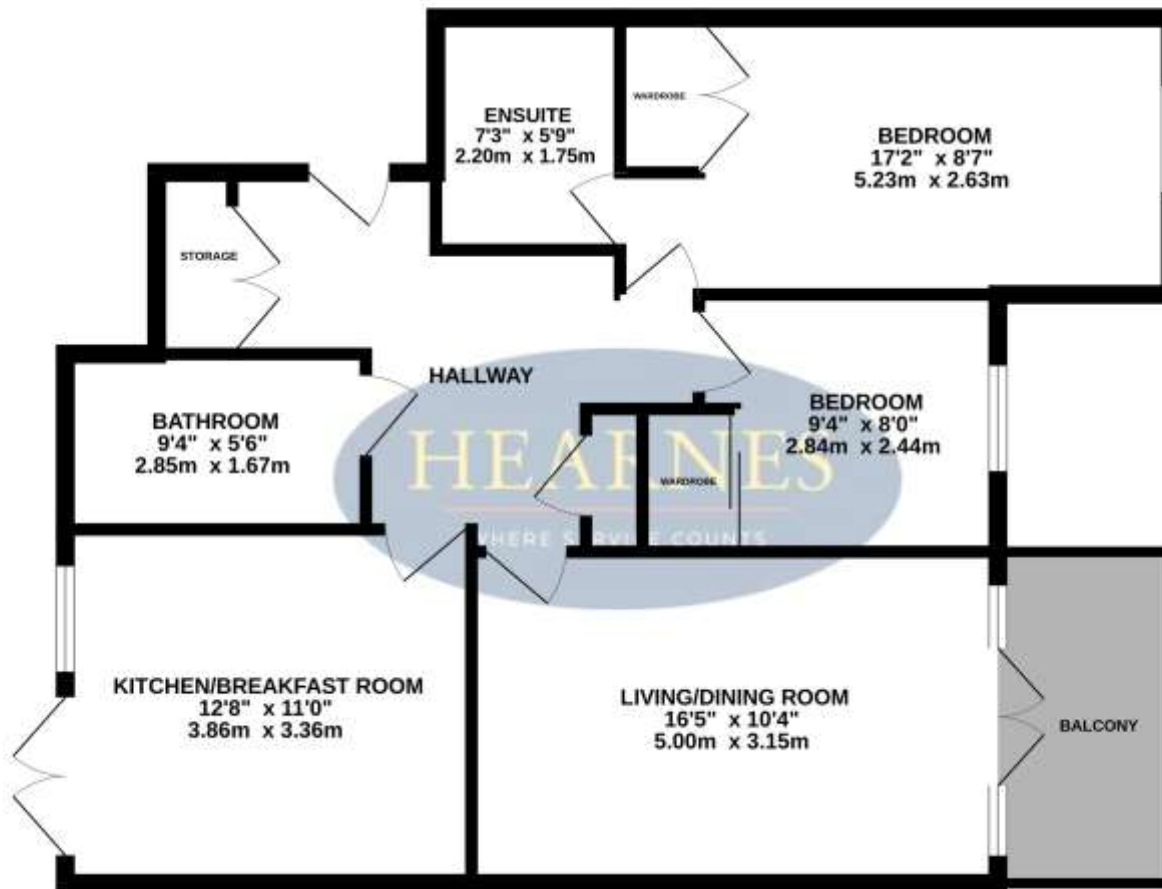
Share of freehold - 976 years remaining on the lease  
Service charge Approximately £1500 per annum.  
No ground rent.

**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.



GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.

While 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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