



**HEARNES**  
WHERE SERVICE COUNTS

An immaculately presented two double bedroom ground floor apartment situated within the exclusive Exton Gardens development. Completed in late 2017 the property is situated within beautifully maintained communal grounds and further benefits from a residents pool complex and gym. The development is situated in an ideal location just a short walk to the award winning sandy beaches along with providing easy access to Bournemouth Town Centre and main transport links. This particular apartment offers a spacious open plan kitchen/dining/living room, luxury shower room, master ensuite and allocated parking with a westerly facing balcony.

The development is accessed via secure entry phone system with a superbly maintained communal hallway. On entering the property a hallway, with useful utility cupboard, leads into a spacious open plan kitchen/dining/living room which features a sitting area within a bay window. The kitchen is finished to a high specification offering ample floor and wall mounted units along with a solid stone work surface, separate island and range of integrated appliances.

Both bedrooms are double in size, the main bedroom is served by an ensuite luxury fitted shower room comprising a WC, wash hand basin and large walk in shower enclosure. Also benefitting from a westerly facing balcony The second bedroom is served by a luxury fitted bathroom comprising a WC, bath with overhead shower and wash hand basin.

The development is accessed via electronically operated gates and benefits from beautifully maintained communal grounds featuring a resident's BBQ area along with a securely accessed residents swimming pool, gym and sauna. The property is conveyed with one allocated parking space.

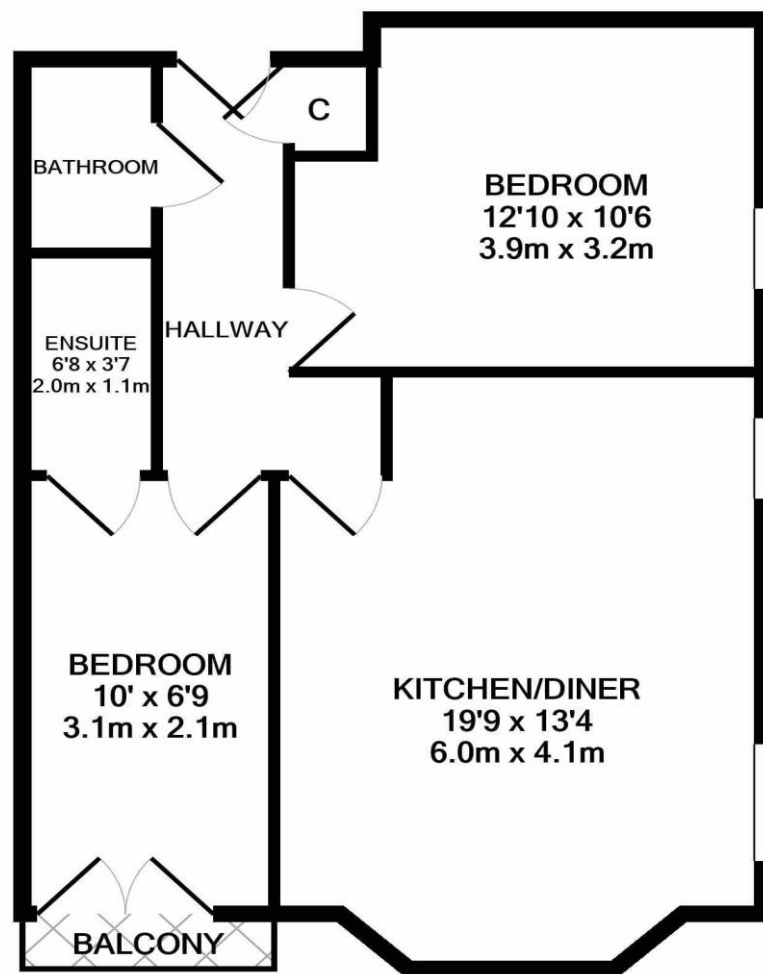
Leasehold, 125 years from 2017 . Maintenance charge approximately £1600 per annum. Ground rent £300 per annum.

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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.





**TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

