



**HEARNES**  
WHERE SERVICE COUNTS



A truly stunning two bedroom first floor character apartment located only moments from the beautiful chimes leading to the award winning sandy beaches and seafront whilst also being within easy reach of the ever popular Westbourne Village. The property has been finished to an exacting standard and includes feature high ceilings, split level high specification kitchen, luxury shower room and allocated parking. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the first floor and entrance to the apartment. On entering the property a hallway leads into a truly stunning living room area with feature high ceilings, fire place and fitted bookshelves. Steps lead down into a high specification kitchen/dining area offering a pleasant dual aspect outlook. The impressive kitchen offers a comprehensive range of units finished with a matching solid stone work surface and selection of integrated kitchen appliances.

The property's two bedrooms are both generously sized with the impressive master bedroom benefitting from fitted wardrobes, feature fireplace and a free standing roll top bath perfectly positioned centrally to a stunning character bay window. Completing the accommodation is a luxury shower room comprising a WC, wash hand basin and walk in shower enclosure.

Externally the property features two allocated parking spaces.

Share of Freehold - 975 years remaining

Maintenance - Approximately £1900.00 including buildings insurance, safety tests, ground and site maintenance

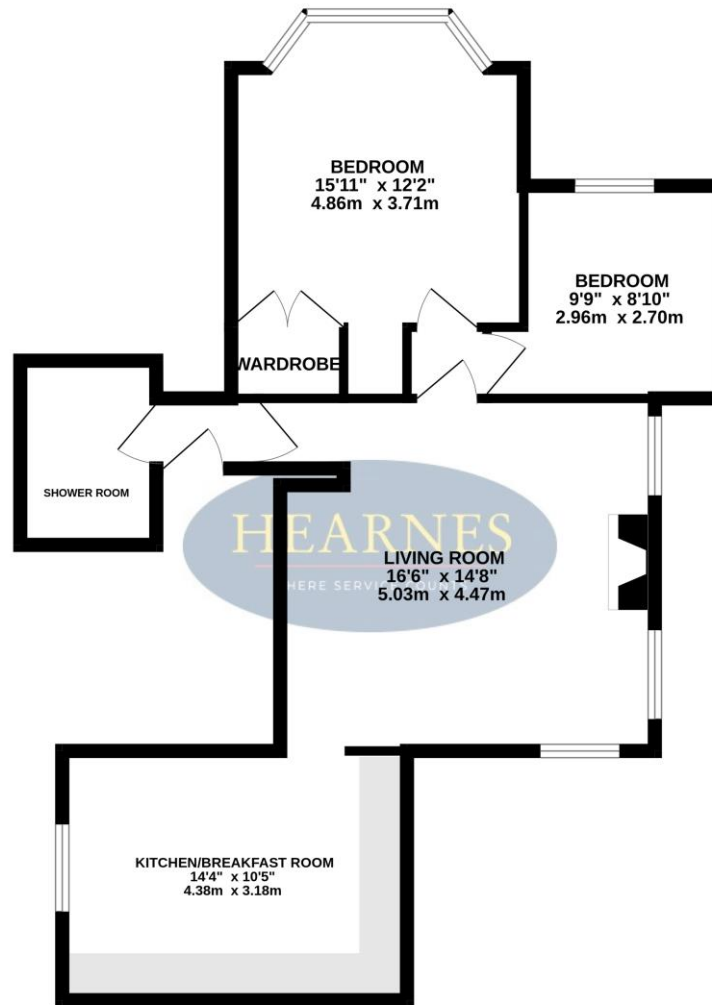
**EPC RATING: C**

**COUNCIL TAX BAND: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.



FIRST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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.  
Made with Metroplan 2024.

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



