



HEARNES
WHERE SERVICE COUNTS

This superbly presented top-floor apartment is ideally located just a short walk from the award-winning sandy beaches and seafront, while also being within easy reach of main transport links and Bournemouth Town Centre. The property has been meticulously maintained and updated by the current owner, featuring a modern fitted kitchen and shower room, allocated parking, and is offered for sale with no forward chain.

Access to the property is via a secure entry phone system, with an attractive communal entrance at the front of the building. The communal hallway leads to the entrance of the apartment. Upon entering, a hallway guides you into a spacious living/dining room, with ample space for a dining table and seating. A separate, refitted kitchen offers a range of floor and wall-mounted units, complemented by matching work surfaces and space for appliances. The property includes three double bedrooms, with the principal bedroom benefiting from fitted wardrobes. These rooms are served by a luxurious shower room, featuring a WC, wash hand basin, and a walk-in shower with a black grid shower screen.

The building's exterior has been thoughtfully decorated, adding significant curb appeal. The front features well-kept grounds, while the rear offers a shared, neatly maintained garden with a storage shed. Additionally, off-road parking is available behind the building.

Share of Freehold: 964 years remaining

Ground Rent: N/A

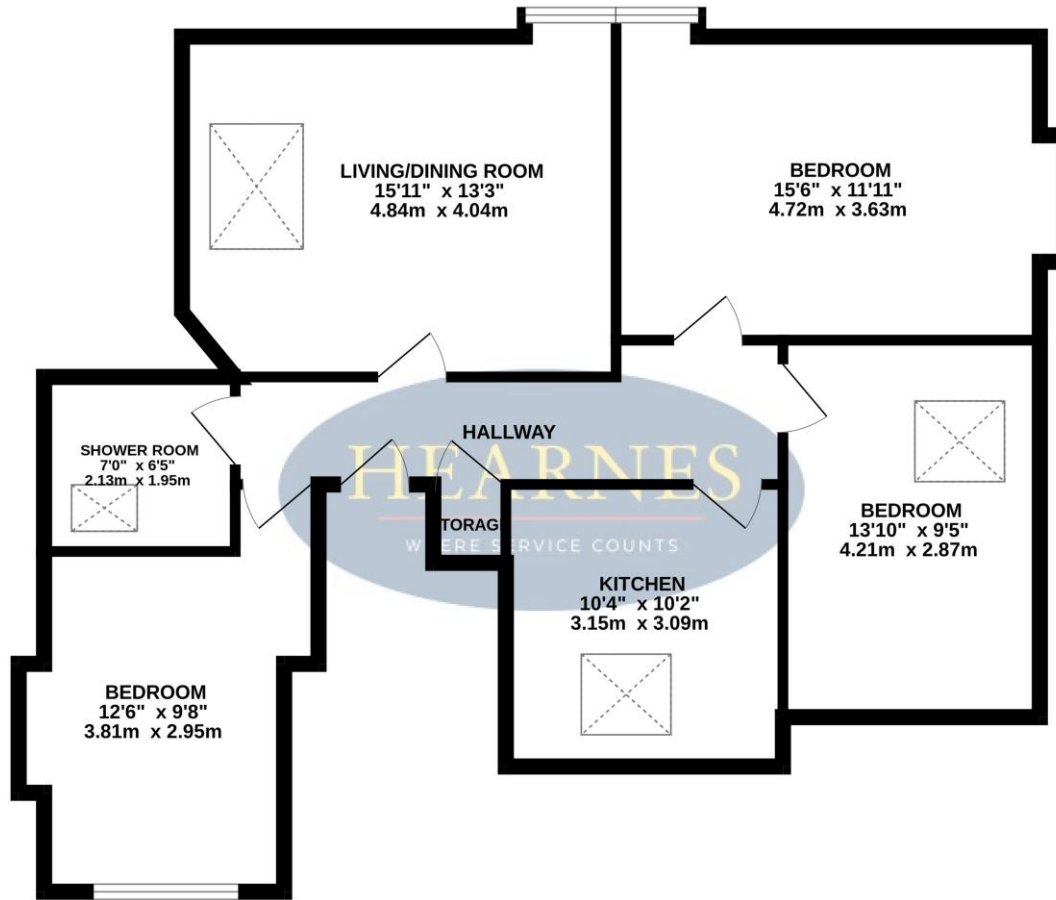
Service Charge: Approx: £60 per month covers building insurance, gardener and sinking fund towards building maintenance.

EPC: D COUNCIL TAX BAND: 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.



SECOND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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.
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