



HEARNES

WHERE SERVICE COUNTS

This charming studio apartment, located on the ground floor of a converted house, offers a delightful living space.

As you enter through the communal entrance hall, you will find the front door of the apartment. The lounge/diner/bedroom features original herringbone parquet flooring, while the separate kitchen boasts a range of floor and wall mounted units, a sink with drainer, a cooker with hob and cooker hood, and space for a washing machine.

The living area includes a spacious wardrobe for ample storage. Additionally, the bathroom contains a storage cupboard housing the boiler, a panelled bath with a shower over it, a wash hand basin, and a low level w/c.

Notably, there are approved drawings to convert the studio into a one-bedroom apartment with direct access via doors to the gardens.

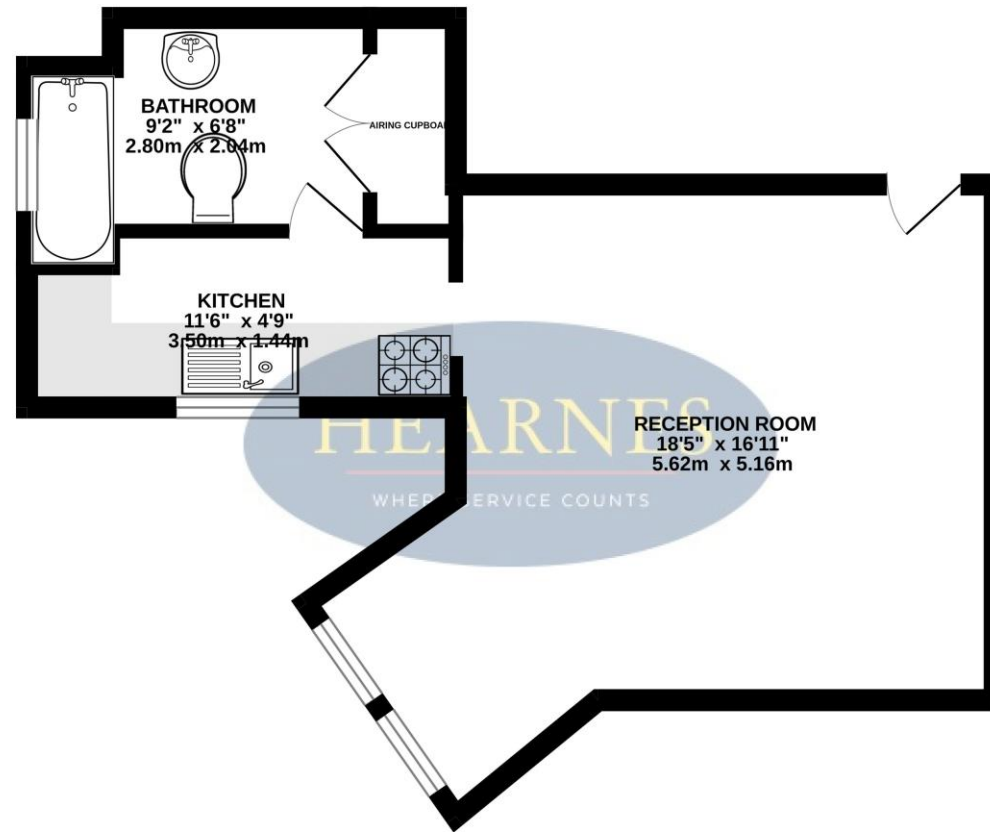
Furthermore, the property offers electric heating, parking on a first come first served basis, and communal gardens. The gardens have a gate that leads to Bournemouth Gardens, where you can find tennis courts and enjoy easy access to the town centre and the stunning sandy bathing beaches.

COUNCIL TAX BAND: A      EPC:E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 339 sq.ft. (31.5 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 Metropix 6/2024

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