



PRIVATE LAND
AUTHORIZED USERS
ONLY PARKING

HEARNES
WHERE SERVICE COUNTS

A superbly presented luxury two-bedroom, two-bathroom apartment situated in a sought-after development, within easy reach of Bournemouth Town Centre and award-winning sandy beaches. Constructed by the award-winning developers Roxan Construction, the development backs directly onto Bournemouth Gardens. This specific apartment benefits from a secure underground parking space, a useful lock-up storage unit, and a balcony offering a superb southerly outlook over the woodland.

The development is accessed via a secure entry phone system, leading to a superbly maintained communal hallway, with a lift providing access to the third floor and the apartment entrance. Upon entering the property, a hallway leads into an impressive open-plan kitchen/dining/living room, which opens onto a balcony with a pleasant outlook over Bournemouth Gardens. The kitchen features a comprehensive range of floor and wall-mounted units, finished with a contrasting work surface, a breakfast bar seating area, and a range of integrated appliances.

Both bedrooms are double in size and enjoy a southerly outlook, with the primary bedroom served by a luxurious en-suite shower room. A further high-specification bathroom completes the accommodation.

Externally, the property is set within superbly maintained communal gardens. The apartment is conveyed with a secure underground parking space and a useful secure storage unit.

Leasehold: 125 Years from 2013

Maintenance: £1469 every 6 months

Ground rent: £250 per annum

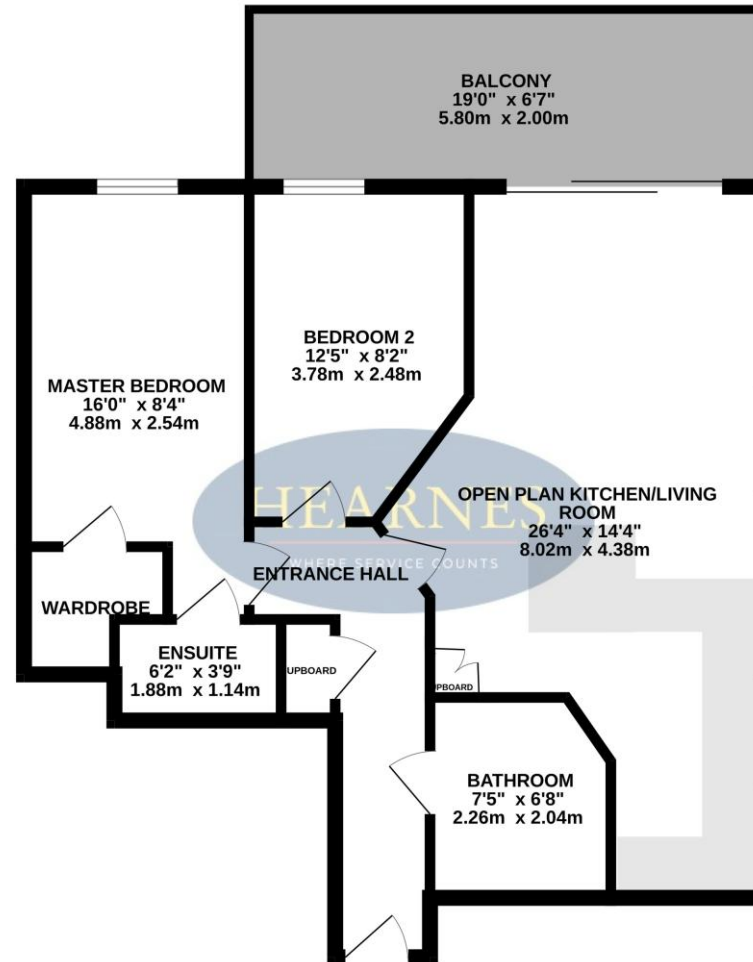
EPC RATING: B

COUNCIL TAX BAND: E

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.



THIRD FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.1 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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