



A superbly presented, fourth floor apartment located in a premier development within easy reach of Bournemouth Town Centre via the beautiful Bournemouth Gardens along with the award winning sandy beaches. The property features two double bedrooms, an open plan kitchen/diner and southerly facing balcony offering pleasant town views. The property further benefits from a garage and a share of freehold.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the fourth floor and entrance to the apartment. On entering the property a hallway leads into a spacious living room over 22 ft in length, with doors opening onto a southerly facing balcony offering pleasant views. A separate dual aspect kitchen/breakfast room is situated to the rear of the property and also offers a pleasant outlook towards Meyrick Park Golf Course. The kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface.

Both bedrooms are double in size and served by a modern fitted bathroom and an additional WC complete the accommodation.

Externally the property is situated in superbly maintained communal gardens featuring ample residents parking along with being conveyed with a garage.

Share of freehold - 981 years remaining - Annual maintenance £961.25 per quarter to include buildings insurance, maintenance, water and sewage. No payable ground rent.

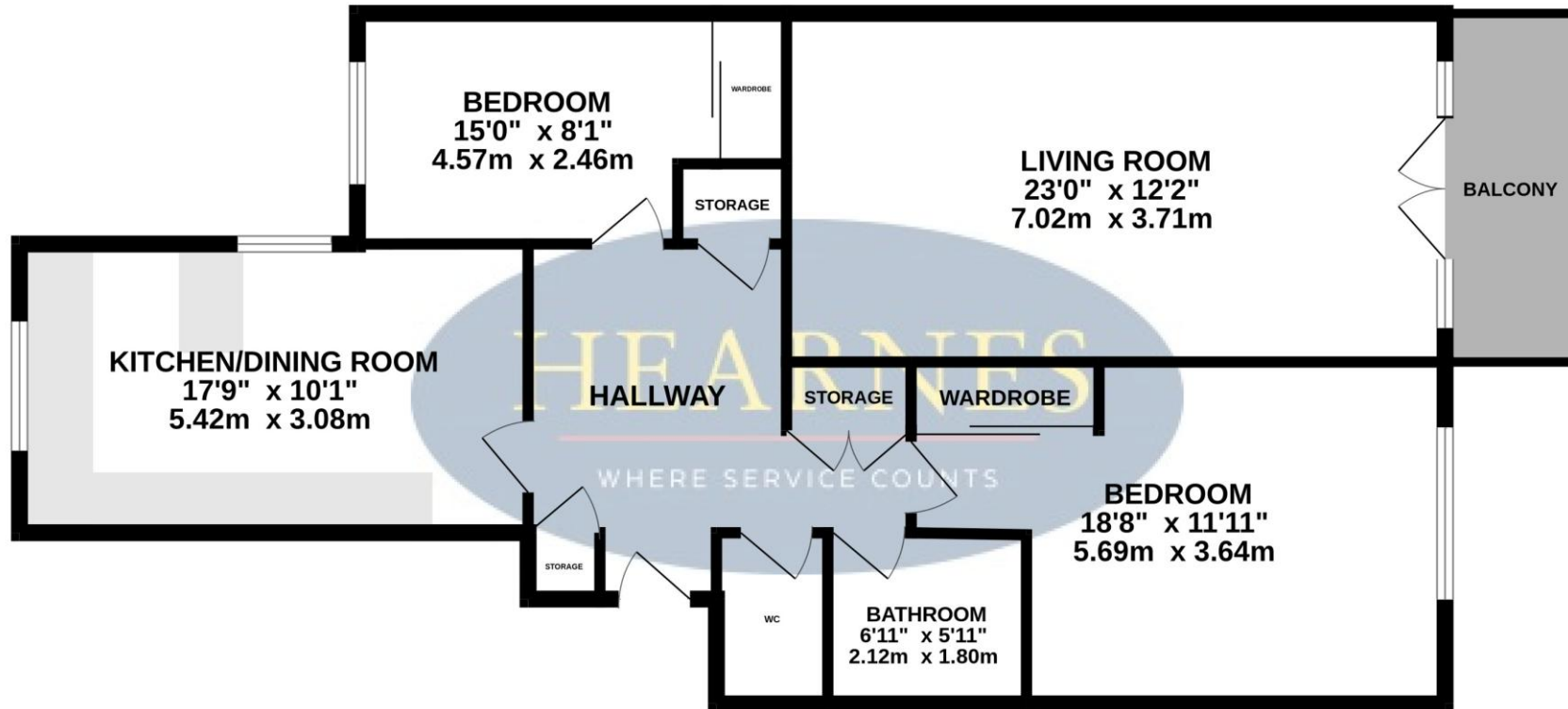
EPC RATING: C

COUNCIL TAX BAND: D

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.



FOURTH FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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