



A beautifully presented and bespoke-designed character apartment located within Moordown, ideally situated for excellent local schooling, shops, and services, while being just over 2 miles from Bournemouth Town Centre and its award-winning sandy beaches. The property has been fully refurbished and remodelled to an exceptional standard by the current owner. An internal viewing is highly recommended to appreciate the accommodation on offer.

A private entrance leads into a hallway with stairs featuring an attractive carpet runner and storage underneath, leading up to the first-floor landing. The characterful landing gives access to a spacious living room with a large window providing lovely views over the rear garden. A contemporary, refitted separate kitchen offers a range of base units with integrated appliances and a breakfast bar area.

The primary bedroom is a large double with fitted storage, overlooking the front aspect. The second bedroom also overlooks the front and features storage along with a bespoke desk area, making it an ideal study. Both bedrooms are served by a bespoke bathroom with half-tiled walls, a corner bath with shower over, and a custom wash hand basin unit.

To the rear of the property, there is a generous and beautifully landscaped split-level garden, which is divided equally between the two apartments. Each owner enjoys their own private half of the garden, although there is currently no physical boundary between the two areas. A substantial garden shed is included within the sale. To the front, there is a recently redesigned driveway offering allocated off-road parking for two vehicles.

Maintenance charges as and when.

Leasehold: 151 years remaining (freehold will be given to next owner)

Ground rent: Nil

COUNCIL TAX BAND: B

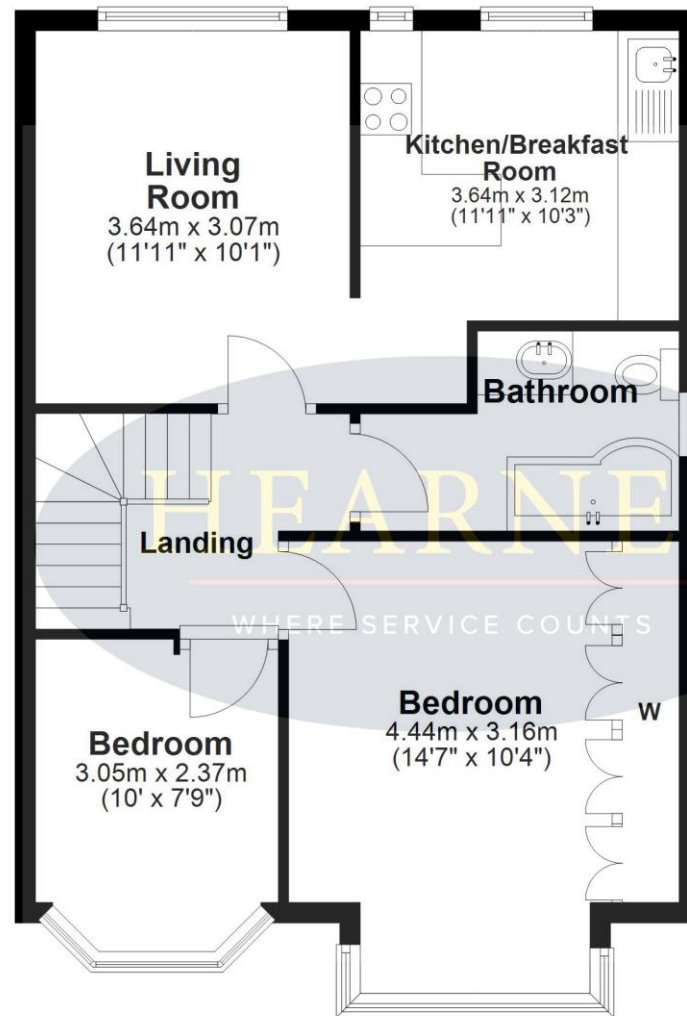
EPC: TBC

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.



First Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 55.5 sq. metres (597.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

