



HEARNES
WHERE SERVICE COUNTS

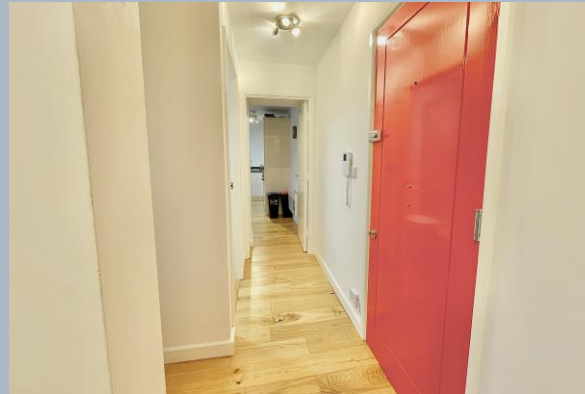
A superbly presented, two double-bedroom, second-floor apartment situated just a moment's walk from Bournemouth Town Centre and its award-winning sandy beaches and seafront. Converted in 2017, whilst making an ideal first time home this property also offers an excellent investment opportunity with short-term holiday lets permitted and is available for sale with no forward chain.

The development is accessed via a secure entry phone system and benefits from a lift. Upon entering the apartment, you are welcomed into a spacious open-plan kitchen/living room that overlooks the front aspect. The modern fitted kitchen features a range of floor and wall-mounted units with a contrasting work surface, integrated fridge, oven, and hob, as well as a washing machine.

Both bedrooms are generously sized doubles, served by two contemporary shower rooms, each comprising a white suite with a WC, wash hand basin, and walk-in shower enclosure. Externally the apartment benefits from one off road allocated parking space.

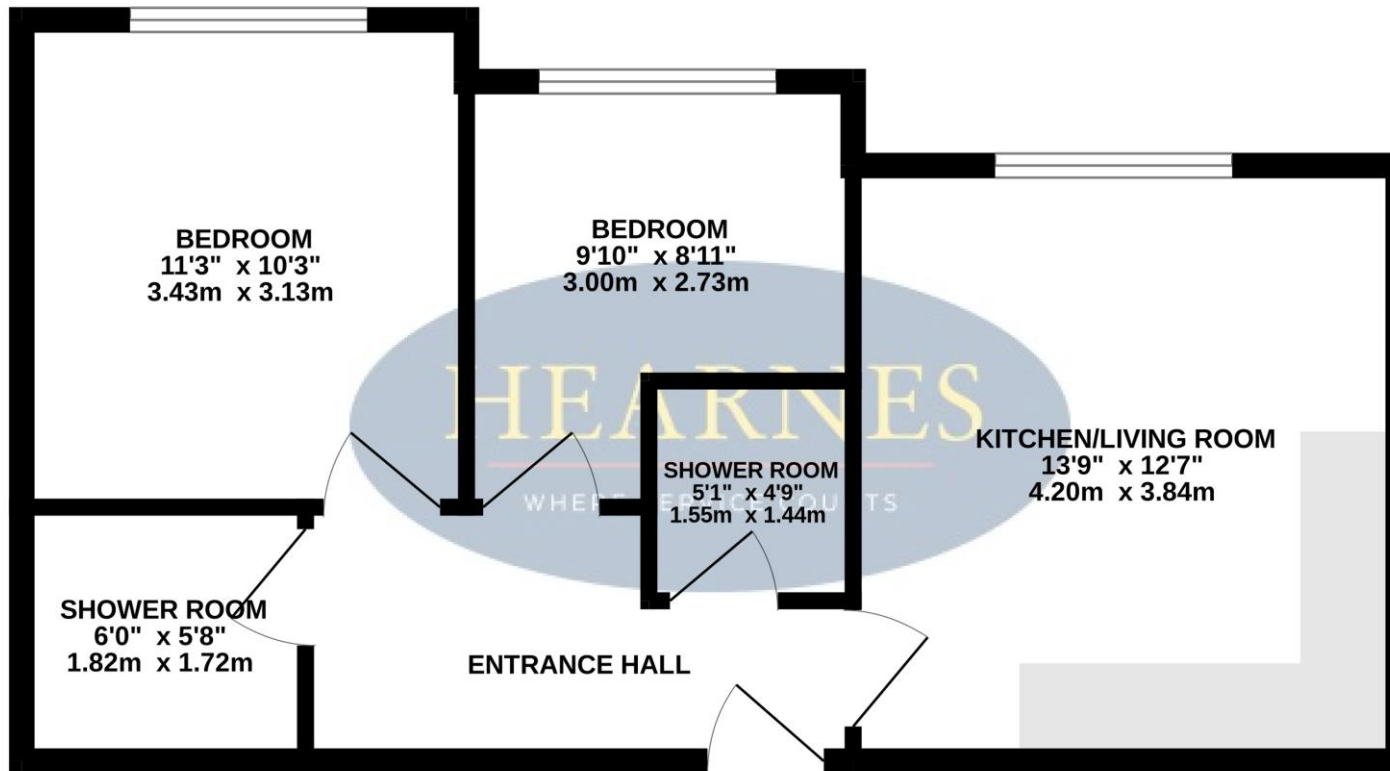
Leasehold: 118 years remaining
Maintenance: Approx. £1050 per annum
Ground Rent: £150.00 per annum

EPC RATING: B COUNCIL TAX BAND: A



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.

SECOND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.6 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.

