



HEARNES
WHERE SERVICE COUNTS

A truly stunning two double bedroom, two bathroom top floor apartment located within the prestigious Kings Courtyard development located only a short distance to the award winning sandy beaches, Bournemouth Town Centre and main transport links including a mainline train station. The property has been superbly maintained and updated by the current owners whilst also featuring a spacious balcony, secure underground parking and lift.

On entering the property with useful storage cupboards opens into a spacious living room with feature fireplace whilst offering a pleasant wooded outlook. A separate kitchen offers a comprehensive range of floor and wall mounted units, finished with a matching work surface and a selection of integrated appliances. Both the property's bedrooms are generously sized double rooms with the master bedroom benefitting from fitted wardrobes, luxury ensuite shower room and double doors leading out to a spacious balcony with pleasant wooded outlook. The accommodation is complete with a modern family bathroom.

Kings Courtyard is situated within superbly maintained communal grounds whilst the property is conveyed with one allocated parking space.

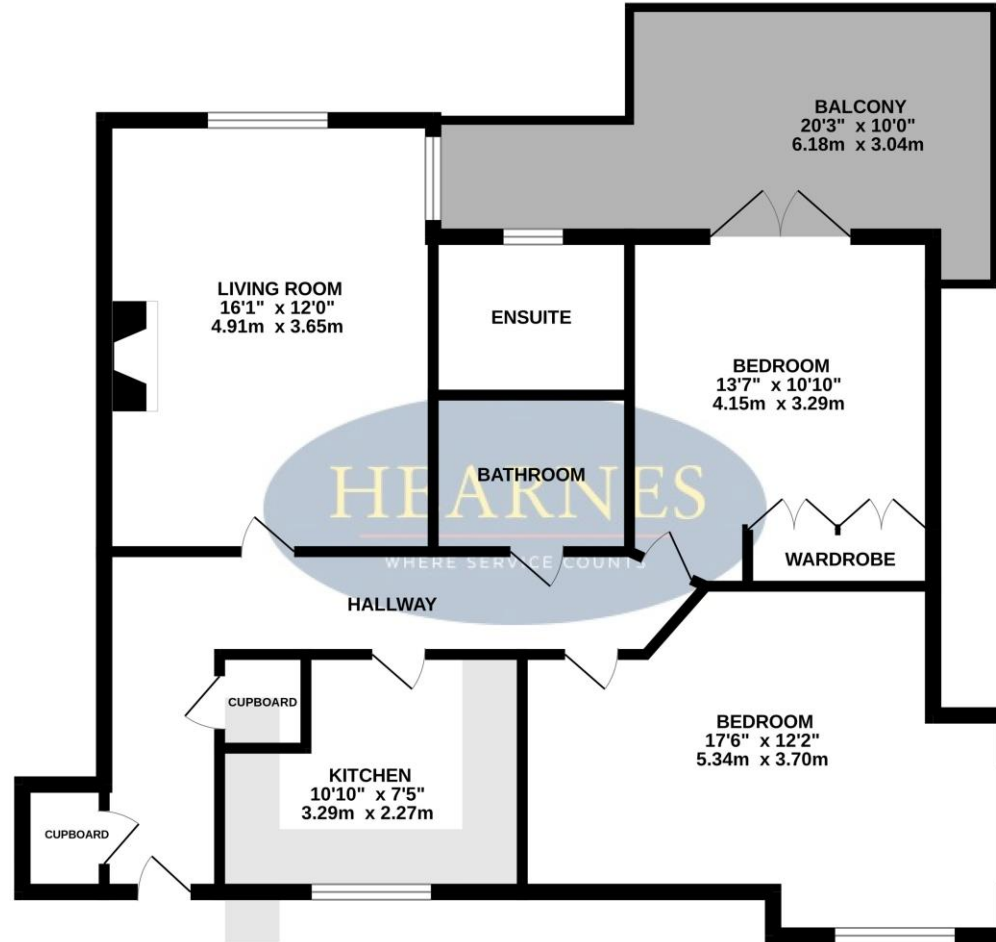
COUNCIL TAX BAND: E

EPC:C

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.



TOP FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 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.
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