



HEARNES
WHERE SERVICE COUNTS

A modern two double bedroom raised ground floor apartment, ideally located within a moment's walk of Bournemouth Town Centre, offering a variety of bars, shops, and restaurants, along with award-winning sandy beaches. The property boasts an impressive open-plan kitchen/dining/living room, a spacious terrace, and two bath/shower rooms. Additional benefits include two allocated parking spaces, a dedicated storage cupboard, electric vehicle charging, and access to communal grounds.

The development is accessed via electric gates and a secure entry phone system, leading to a well-maintained communal hallway and lift, providing access to the ground floor and the apartment entrance. Upon entering, the hallway, equipped with storage, leads to all accommodations and opens through double doors into the impressive open-plan kitchen/dining/living room, which extends onto a private terrace. This terrace is accessible from both the living area and the primary bedroom. The kitchen, featuring a contrasting work surface and island, offers ample floor and wall-mounted units and a range of integrated appliances.

Both bedrooms are generously sized doubles, with the primary bedroom benefiting from an en-suite bathroom and terrace access. A second fitted shower room with a WC, wash hand basin, and large walk-in shower enclosure completes the accommodation.

Externally, the property is set within well-maintained communal grounds. It includes two allocated parking spaces and additional private storage.

Leasehold: 125 years from 2001 (approx. 104 years remaining)

Ground rent: £250.00 per annum

Service Charge: £2,090.00 per annum (approx.)

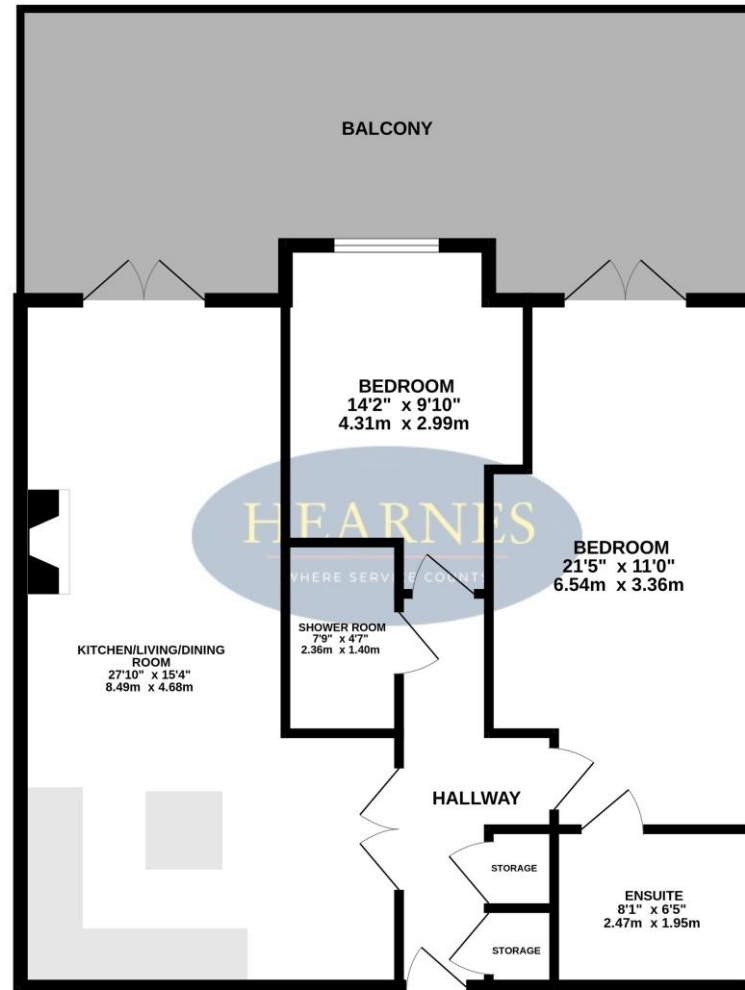
Council Tax Band: D

EPC: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest 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
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

