



**HEARNES**  
WHERE SERVICE COUNTS

An immaculate fourth floor apartment with sea views situated within an exclusive development recently completed by the well regarded national house builder, Redrow. Ideally located moments from the cliff top this luxury development is situated only a moments walk from award winning sandy beaches and Bournemouth Town Centre offering a comprehensive range of bars, shops and restaurants along with the BH2 Leisure and entertainment complex.

The development is accessed via a secure entry system, leading into a beautifully maintained communal hallway with lift and stairs providing access to all floors. On entering the property a welcoming hallway gives access to all accommodation as well as to a useful storage cupboard perfect for additional white goods. A spacious open plan kitchen/dining/living area benefits from a French door leading out to the private balcony with a pleasant outlook towards the sea. The high specification kitchen with contrasting work surface is fitted with a range of base and eye level units with integrated appliances to include fridge/freezer, dishwasher and washer/dryer.

The master bedroom is a large double room with a range of fitted wardrobes and access to a beautifully fitted en-suite shower room with shower enclosure, WC and hand wash basin. Bedroom two is also double in size with fitted wardrobe and is served by separate luxury bathroom fitted with bath with shower over, WC and wash basin.

Externally the property benefits from a secure, allocated parking space. No onward chain.

Approximately 141 years remaining on lease.  
Maintenance charge £2,769 per annum  
Ground rent £300 per annum.

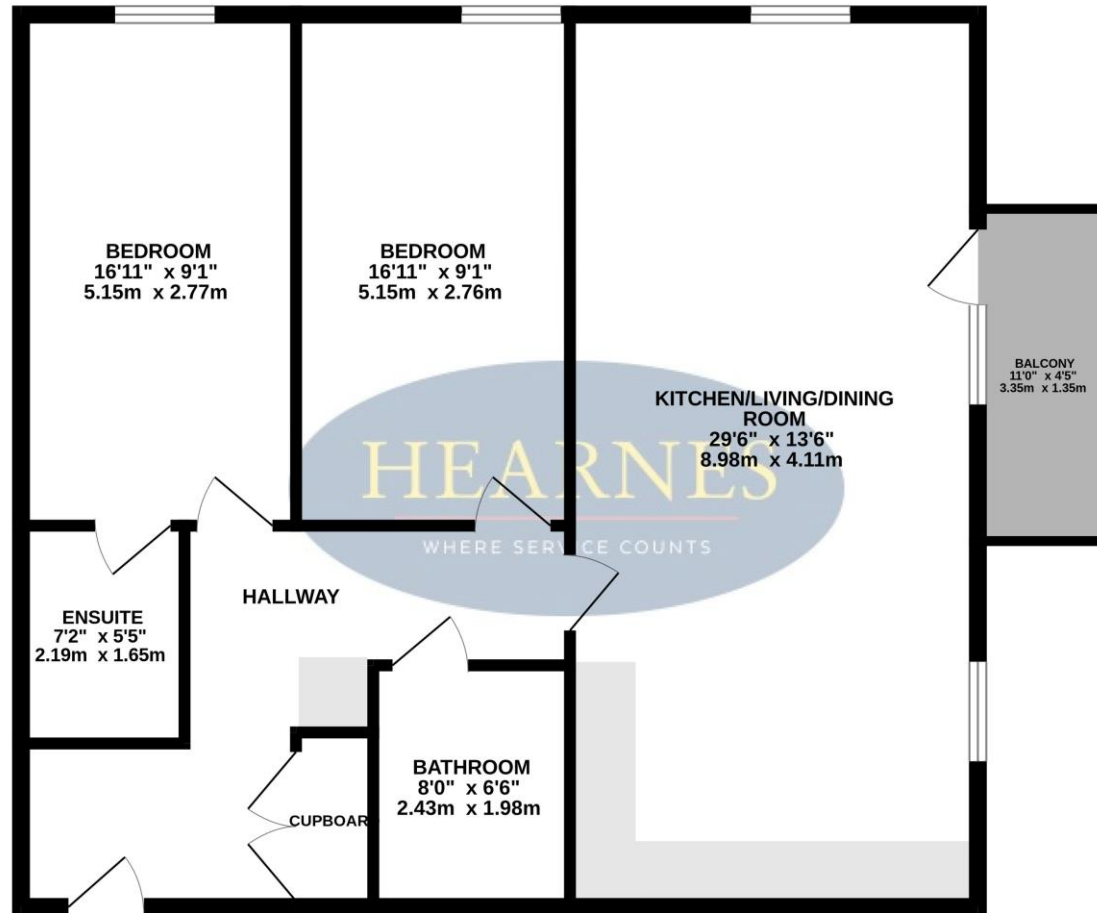
**COUNCIL TAX BAND: C**

**EPC: B**

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.



FOURTH FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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

