



**HEARNES**  
WHERE SERVICE COUNTS

A truly stunning nearly new two double bedroom ground floor apartment benefitting from a large private terrace, two high specification bath/shower rooms and an impressive open plan kitchen/living/dining room. The property further benefits from the remainder of the new build warranty, secure underground parking along with a range of high specification fixtures and fittings including underground heating throughout and a range of electrically operated blinds.

On entering the development a superbly maintained communal hallway provides access to the apartment with a large welcoming entrance hall with two storage cupboards opens into an impressive kitchen area offering a comprehensive range of floor and wall mounted units, finished with a matching work surface and full range of high specification integrated appliances. The kitchen opens into a dual aspect living/dining room with door leading onto a large private terrace area.

Both bedrooms are double in size with the impressive master bedroom suite featuring a fitted double wardrobe and opening into an luxury ensuite shower room comprising a WC, wash hand basin and large walk-in shower enclosure. The accommodation is complete with a modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property benefits from being situated within impressive well maintained communal grounds and a secure underground parking space. The property is offered for sale with no forward chain.

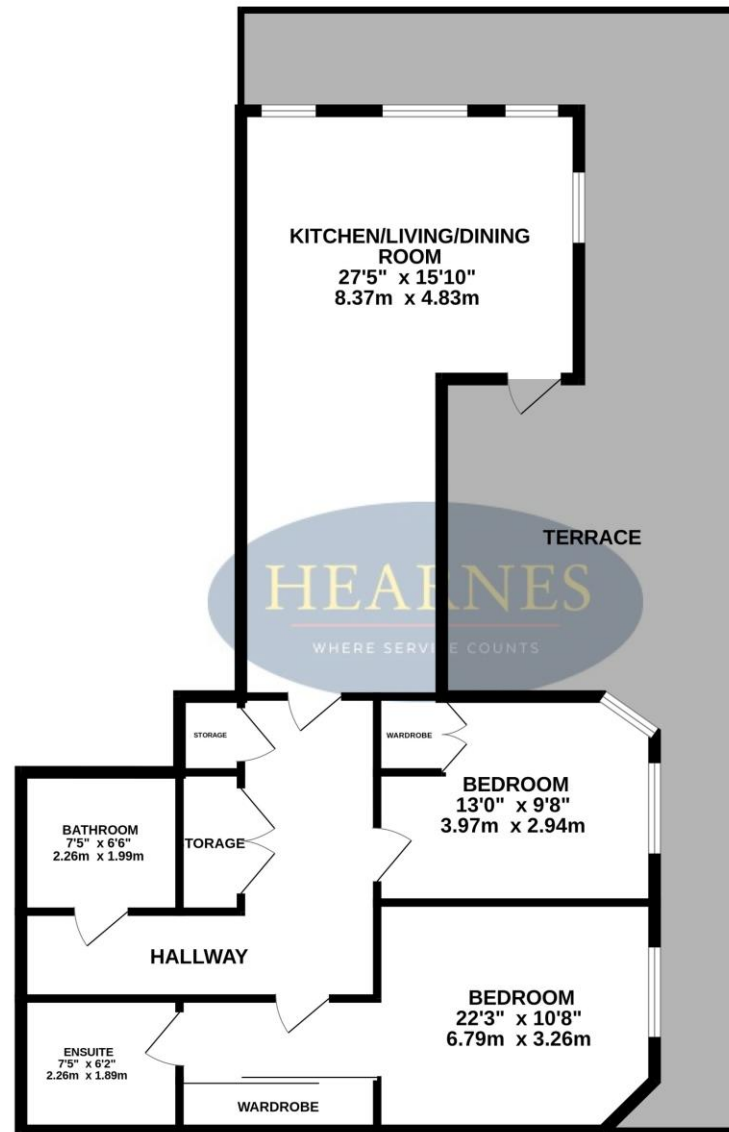
**COUNCIL TAX BAND: D**

**EPC:C**

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.



GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

