



HEARNES
WHERE SERVICE COUNTS

A spacious and superbly presented two double bedroom first floor character apartment located within a highly sought after residential and school catchment location whilst being within easy reach of JP Morgan, Bournemouth Hospital and main transport links. The property further benefits from a private entrance, allocated parking and modern fitted kitchen and bathroom.

The property is accessed via a private entrance with stairs leading to the first floor and all of the apartments accommodation. A hallway leads into a spacious living/dining room with feature bay window offering a pleasant outlook. A modern fitted kitchen offers a comprehensive range of floor and wall mounted units, finished with a matching worksurface and space for kitchen appliances. The property's two bedrooms are both generously sized doubles with the master bedroom also featuring a bay window and original fireplace. The accommodation is complete with a modern fitted bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is conveyed with one allocated parking space.

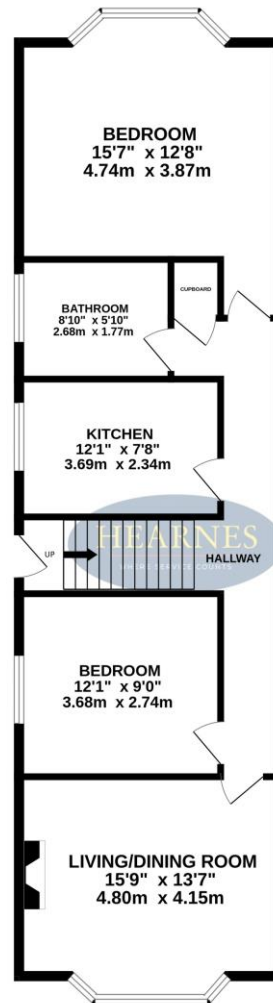


EPC: TBC

COUNCIL TAX BAND: B

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.

FIRST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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

