



HEARNES

WHERE SERVICE COUNTS



An immaculate and superbly positioned one double bedroom apartment that enjoys panoramic sea views and the benefit of a garage, located less than 500 metres from Boscombe Pier and only a short walk to Boscombe High Street. The area is home to miles of sandy beaches, the popular surf reef and a vibrant pier, with an excellent choice of cafés, restaurants and bars close by.

The development is approached via a secure entry phone system, leading to a well-maintained communal hallway with lift access to the sixth floor. On entering the apartment, a welcoming hallway with storage opens into a bright and airy living room with far-reaching sea views and access to a private balcony. The modern kitchen with a sea glimpse is fitted with a range of units and integrated appliances along with space for a fridge/freezer.

There is a spacious double bedroom with impressive sea views which is served by a refitted luxury shower room with a walk-in shower, hand wash basin and WC.

The property also benefits from a garage, visitor parking and a share of freehold, all within a well-kept development just moments from the beach.

Share of freehold : 948 years remaining

Maintenance: £2,100 and includes maintenance of development, water, gardening

Ground Rent Nil

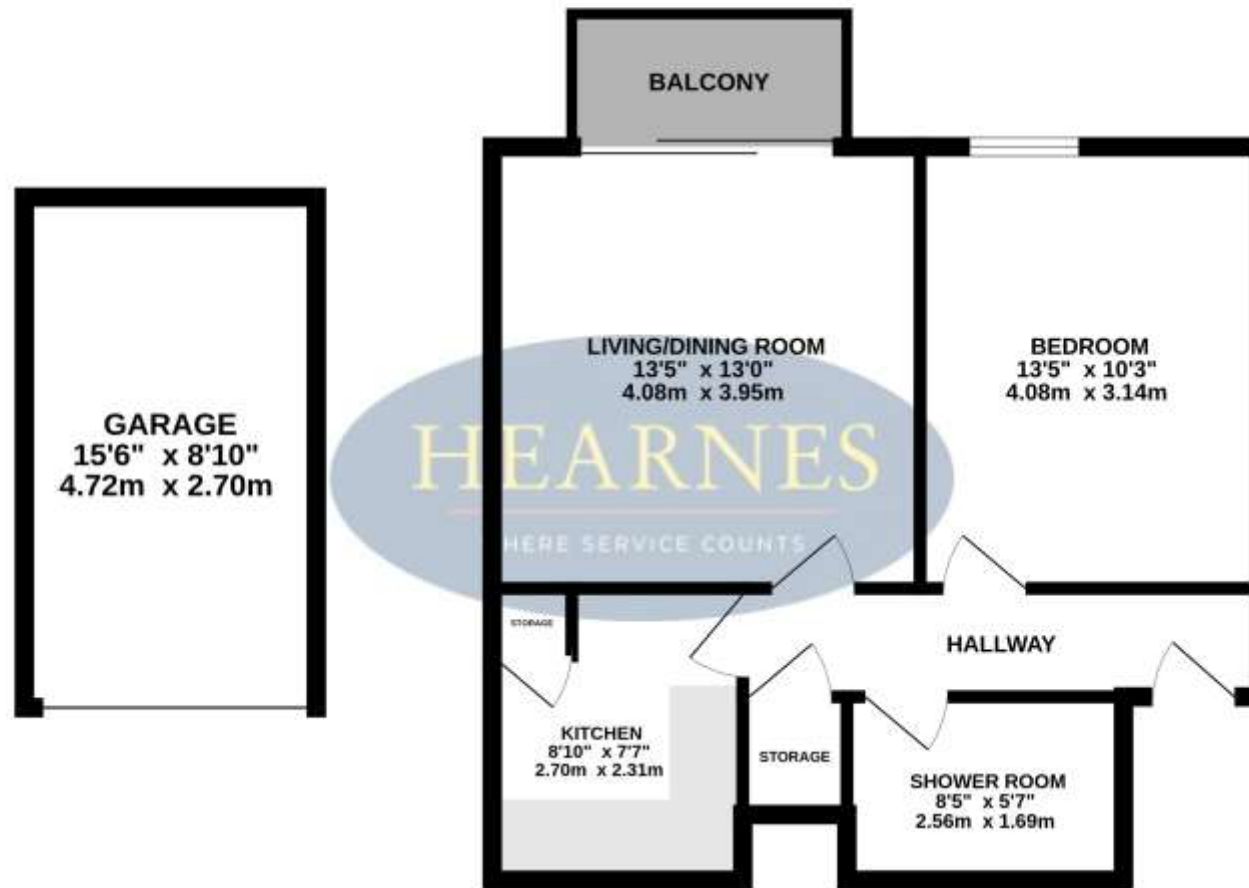
**Council Tax Band: B**

**EPC Rating: TBC**

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.



**SIXTH FLOOR**  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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 availability or efficiency can be given.

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