



HEARNES
WHERE SERVICE COUNTS

A newly converted two double bedroom first floor apartment situated in the premier Queens Park location within a moments walk of the popular Queens Park Golf Course and easy reach of Bournemouth Town Centre and transport links. The property features two luxury bath/shower rooms, open plan kitchen/living room and off road parking. Further benefits include no onward chain.

A secure entry phone system with a well-maintained communal hallway leads to the first floor and entrance to the apartment. Upon entering the property, a hallway leads into a bright and spacious kitchen/living room overlooking the rear aspect. A luxury fitted kitchen offers ample floor and wall-mounted units finished with a contrasting work surface, a large island, and a range of integrated appliances.

Both bedrooms are double in size with the principal bedroom being served by a luxury ensuite shower. Completing the accommodation a luxury family bathroom comprises of bath with shower over, WC and hand wash basin.

Externally the property benefits from off road parking.

Lease - 125 years

Share of freehold to be offered to new owners upon completion of all apartments.

Maintenance Approximately £1,200 per annum

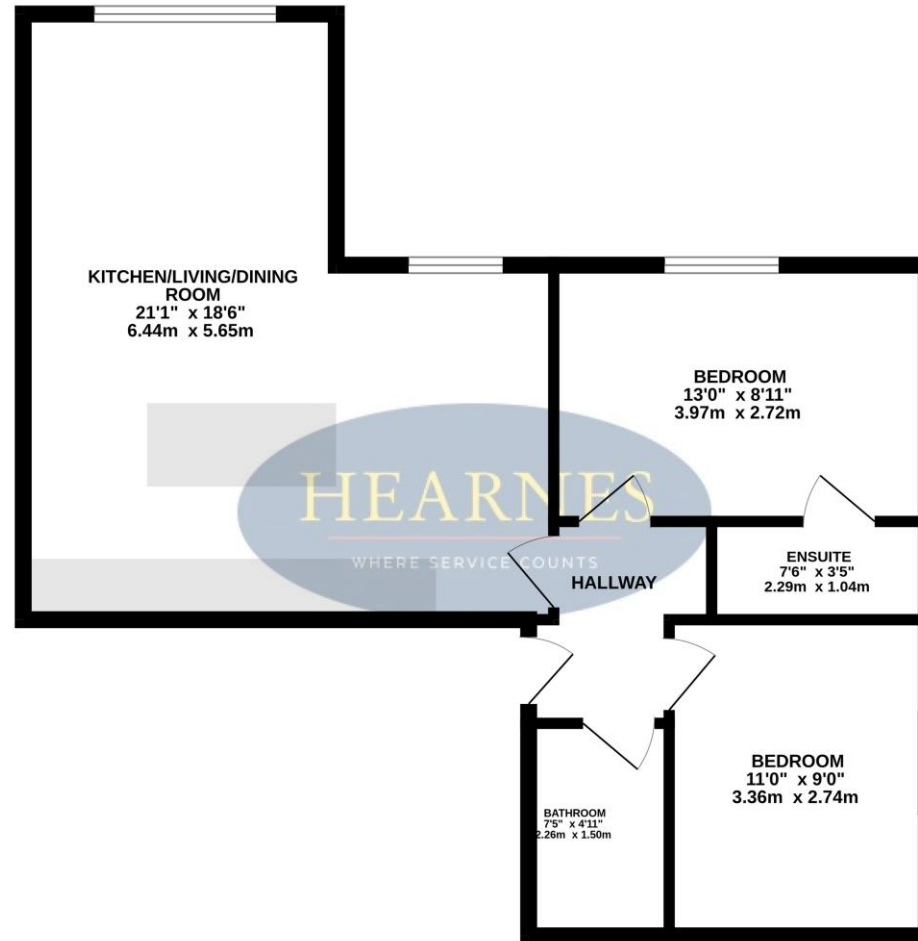
EPC RATING: B

COUNCIL TAX BAND: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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

