



**HEARNES**  
WHERE SERVICE COUNTS



A spacious and well-presented two double-bedroom second-floor apartment, situated within a well-maintained development close to Westbourne Village and Durley Chine. The property enjoys a convenient location, just a short distance from Bournemouth Town Centre, which offers a wealth of high street shops and access to its award-winning sandy beaches. Westbourne itself provides an excellent selection of independent shops, cafes, restaurants, and a Marks & Spencer food hall. Regular bus services at the end of the road offer easy access to multiple destinations across the county.

The development benefits from a secure entry phone system, with a well-maintained communal hallway leading to the second floor and the apartment entrance. Upon entering, a welcoming hallway with three useful storage cupboards provides access to all principal rooms. The open-plan living/dining room is bright and spacious, with doors opening onto a private balcony. The modern kitchen is fitted with a range of floor and wall-mounted units, complemented by a stylish contrasting work surface, an integrated oven and hob, and space for additional appliances.

Both bedrooms are generously sized, offering ample space for wardrobes. They are served by a contemporary family bathroom comprising a WC, washbasin, and a bath with a shower over.

Cleveland Court is positioned on a fantastic plot, featuring beautifully maintained communal gardens to the front and rear. On-street parking is available.

Share of freehold obtained and will be completed pre sale.  
Maintenance: Approx. £1,735.04 per annum  
Ground Rent: Nil

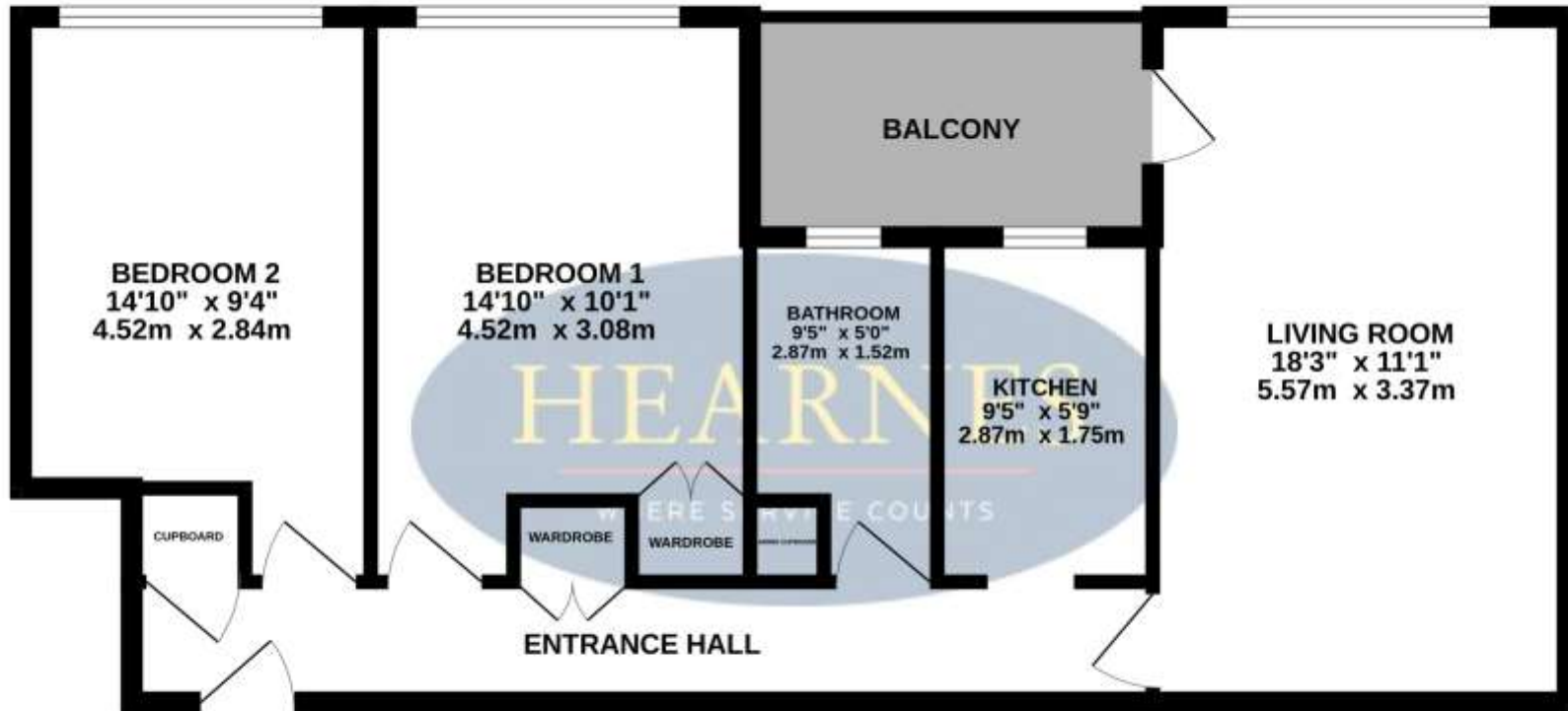
**EPC: D**

**COUNCIL TAX BAND: C**

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.



SECOND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



FLAT CLEVELAND COURT

TOTAL FLOOR AREA : 673 sq.ft. (62.5 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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