



A well-presented top floor apartment situated just a moment's walk from Bournemouth Town Centre, with its range of shops, bars, and restaurants, along with easy access to award-winning sandy beaches. The property would make an ideal investment or first-time purchase and benefits from a secure, allocated parking space, lift service to all floors, and a long lease.

The property is entered via a secure entry phone system, with stairs and a lift providing access to all floors. On entering the apartment, a hallway with a storage cupboard leads into a spacious living/dining room, which opens onto a Juliette balcony. The separate, updated kitchen offers a range of base and wall-mounted units finished with contrasting work surfaces and includes a range of fitted appliances such as an oven with extractor fan and hob, fridge/freezer, and dishwasher.

The primary bedroom benefits from fitted wardrobes and is served by an en suite shower room finished with part-tiled walls and comprising a modern suite including WC, wash hand basin, and shower enclosure. The second bedroom, also a double, is situated next to the family bathroom, which features a modern white suite including WC, wash hand basin with storage under, and bath with shower over.

The property is situated within well-maintained communal grounds and benefits from an allocated parking space accessed via electronically operated gates. Leasehold, 150 years from 2004.

**COUNCIL TAX BAND: C**

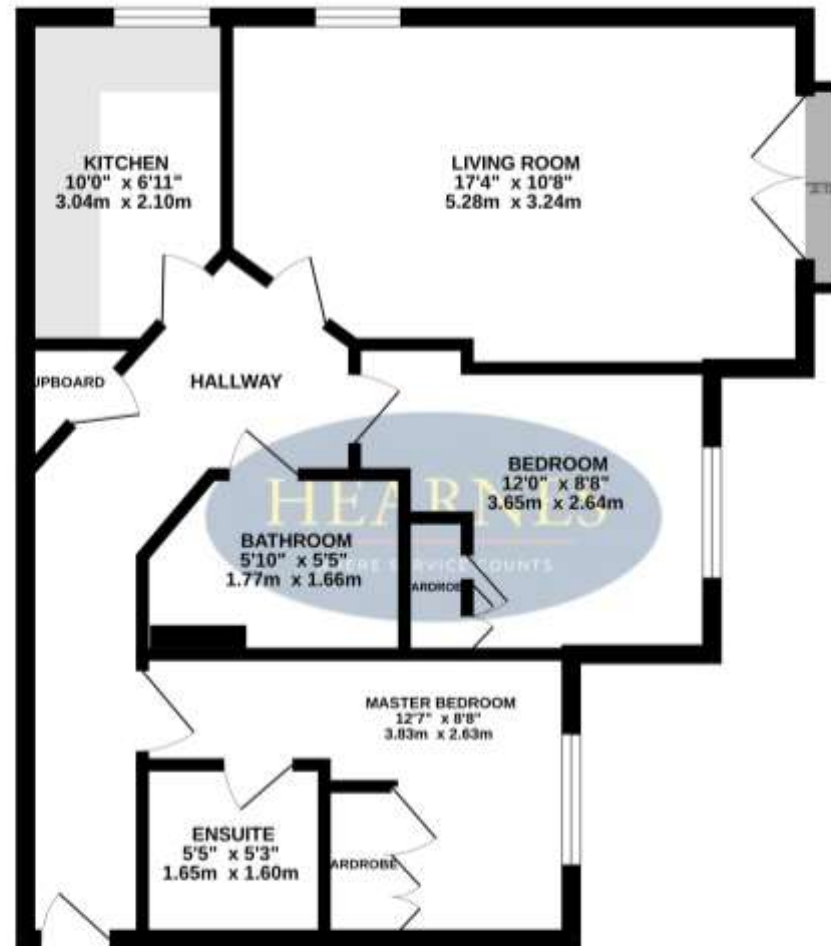
**EPC Rating: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.





572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

We have every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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.

Made with Metreplan 2020

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

