



WHERE SERVICE COUNTS

A spacious third-floor apartment in a fantastic location overlooking Bournemouth Gardens, just a short walk from both Bournemouth Town Centre and Westbourne Village. The property features two double bedrooms, modern bathroom, and benefits from a sunny aspect balcony, secure underground parking, and a share of the freehold.

Access to the apartment is via a secure entry phone system, leading to a well-maintained communal hallway with a lift to the third floor. Upon entering, a spacious entrance hall with a useful storage cupboard leads to all accommodation. The generously sized living/dining room opens onto a private, sunny aspect balcony with a pleasant outlook over the communal gardens. The modern kitchen/breakfast room is fitted with ample base and eye-level units integrated oven and hob with space for further appliances.

Both bedrooms are well-proportioned doubles with the primary bedroom benefitting from fitted wardrobes and a pleasant view over the communal gardens/. Both bedrooms are served by a modern bathroom and separate WC.

Set within superbly maintained communal grounds, the property also benefits from a secure underground parking space, with additional visitor parking available.

Maintenance charge - £2,200 per annum

Share of freehold - 971 years remaining

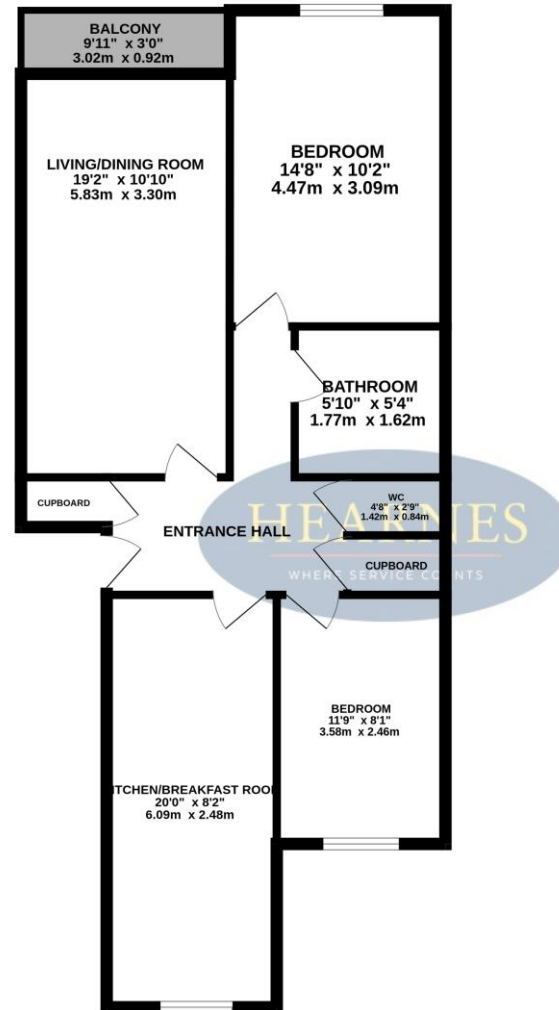
COUNCIL TAX BAND: C

EPC RATING: C

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.



THIRD FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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

