



HEARNES

WHERE SERVICE COUNTS

A truly exceptional two bedroom eighth floor apartment offering panoramic sea views from The Needles at the Isle of Wight across to Old Harry Rocks and Poole Bay. The property features a modern fitted kitchen and bathroom, enclosed balcony, lift and share of freehold.

On entering the property a superbly maintained communal hallway and lift provides access to the eighth floor and entrance to the apartment. On entering the apartment a hallway leads into a living/dining room with feature enclosed balcony offering a truly stunning sea view. A separate kitchen offers a range of fitted wall mounted units finished with a contrasting work surface, breakfast bar seating area and a selection of integrated appliances.

Both bedrooms are double in size and are served by a modern fitted family bathroom comprising a wash hand basin and bath with shower over along with a separate WC.

Externally the property benefits from residents parking on a first come first served basis and an option to join a waiting list for secure underground residents parking.

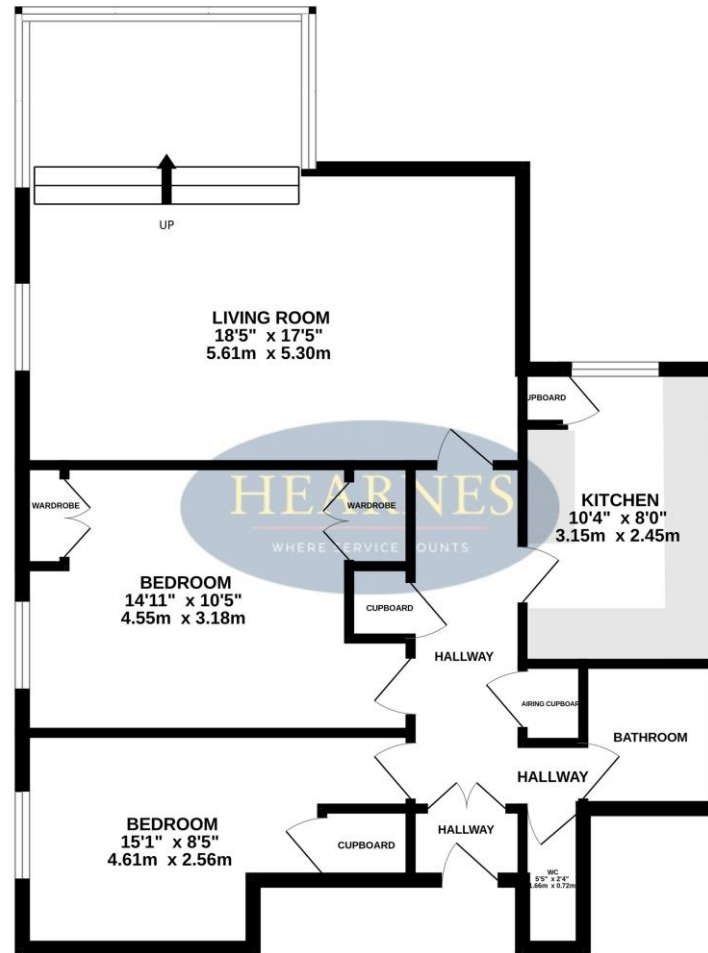
COUNCIL TAX BAND: C

EPC: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.

8TH FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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

