



HEARNES
WHERE SERVICE COUNTS

A beautifully presented one double bedroom ground floor apartment ideally located within a moments walk of Talbot Woods, West Hants Club and only a short distance to Bournemouth Town Centre and mainline train station. The property has been well maintained by the current owner and features open plan living and benefits from a patio area leading onto gardens with residents parking.

The property is offered for sale with no forward chain.

The property is positioned to the rear of the development and accessed via both a communal and its own private entrance. On entering the property a hallway opens into a welcoming kitchen/living/dining room area with bay window offering ample living space with double doors opening onto an area of garden used exclusively by the apartment. A modern kitchen offers comprehensive range of built in storage and features a contrasting work surface with integrated gas hob, oven and space for further white goods.

The apartments bedroom is a pleasant double room overlooking the side aspect with the accommodation complete with a bathroom featuring a WC, wash hand basin and bath with shower over.

Externally the property benefits from the use of a demised garden area which makes up part of the wider communal gardens, accessed directly from the kitchen/living/dining room, featuring an area laid to lawn and patio seating area. The property has residents parking an bike store.

Leasehold - 125 years from 2010

Ground Rent - £200.00 per annum

Service Charge - £888.79 (approximately) every 6 months

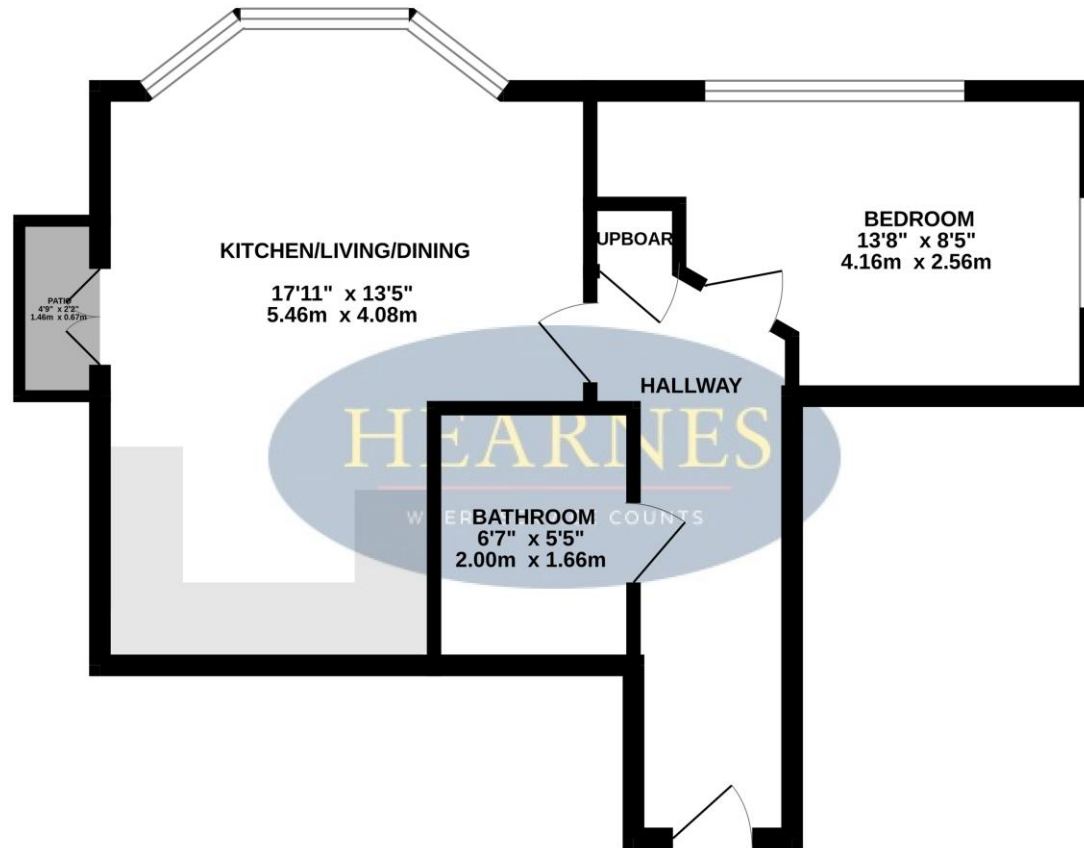
EPC RATING: D

COUNCIL TAX BAND: A

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.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.1 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

