



HEARNES
WHERE SERVICE COUNTS

An expansive flat on the top floor of this sought after building, just a short stroll from Bournemouth Town Centre through the lovely Bournemouth Gardens, with direct access to Meyrick Park. With two double bedrooms, a kitchen/breakfast room, and a large living area that opens to a balcony with stunning views over Bournemouth town, the house offers generously sized accommodation. A share of the freehold, a garage and a lift are additional amenities.

The apartment is reached via a lift or stairs and well-kept communal hallways, which are accessed by a security entry phone system. A pleasant entrance hall greets you as you enter the apartment and leads through to a large living area that opens onto a balcony with a sunny aspect and a beautiful view. A kitchen/breakfast room with plenty of floor and wall mounted cabinets also provides a nice view to the rear over looking Meyrick Park golf course.

Fitted wardrobes are features of both bedrooms. There is a shower room with w/c and was hand basin and a seperate WC.

The home has beautifully kept common gardens surrounding it on the outside, and it comes with a garage in addition to residents parking.

Share of Freehold

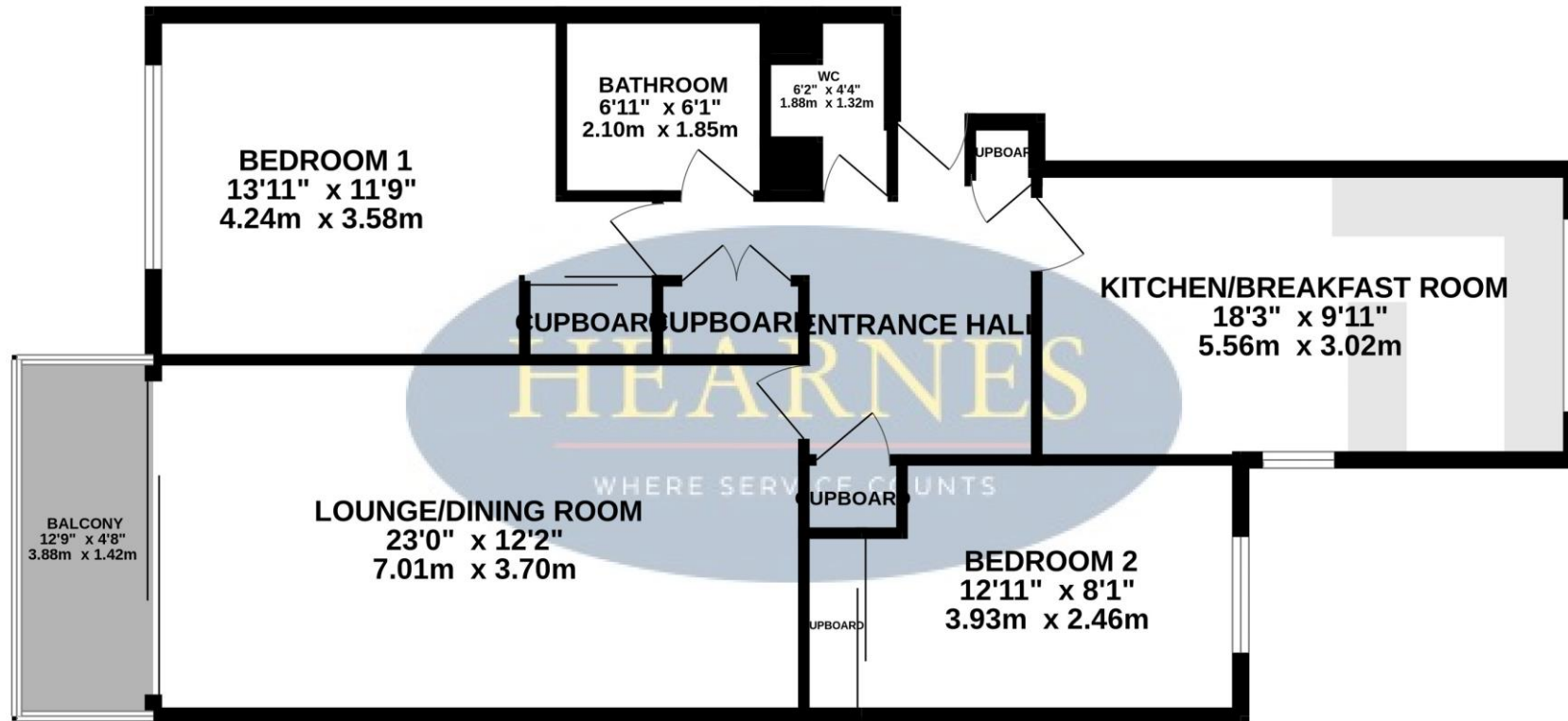
Maintenance: Approx. £3,492 per annum including water and sewage rates

EPC RATING: TBC COUNCIL TAX BAND: D

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.



FIFTH FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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

