



**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented two bedroom, two bathroom fifth floor apartment situated in a prestigious gated development on the sea front. Located within Boscombe Spa, just moments from the pier, the development benefits from 24 hour concierge, secure electronic entry system, a residents gym and communal sun terrace overlooking the beach. The property is offered for sale with no forward chain.

The apartment is accessed via a secure entry system and on entering a hallway provides access to all accommodation with all principal rooms. An impressive living/dining room with attractive feature wall panelling leads onto a Juliet balcony overlooking a pleasant view of the courtyard. The living/dining room opens into a high specification kitchen which is finished with a range of floor and eye level units set under a contrasting work surface. The kitchen is complete with a range of integrated appliances including washer/dryer, fridge/freezer and dishwasher.

Both bedrooms are double in size and benefit from fitted wardrobes with the principal bedroom being served by an en suite shower room comprising a WC, wash hand basin and shower enclosure. Completing the accommodation is a modern bathroom finished with tiled walls and flooring and comprising wash hand basin, WC and bath with shower over. The property is conveyed with one allocated parking space. Honeycombe Chine residents enjoy the use of a on site gym and 180 degree viewing deck.

Maintenance charges approximately £2,079 per half year paid in March and September.

Ground Rent - £598.28 per annum.  
132 remaining years remaining.

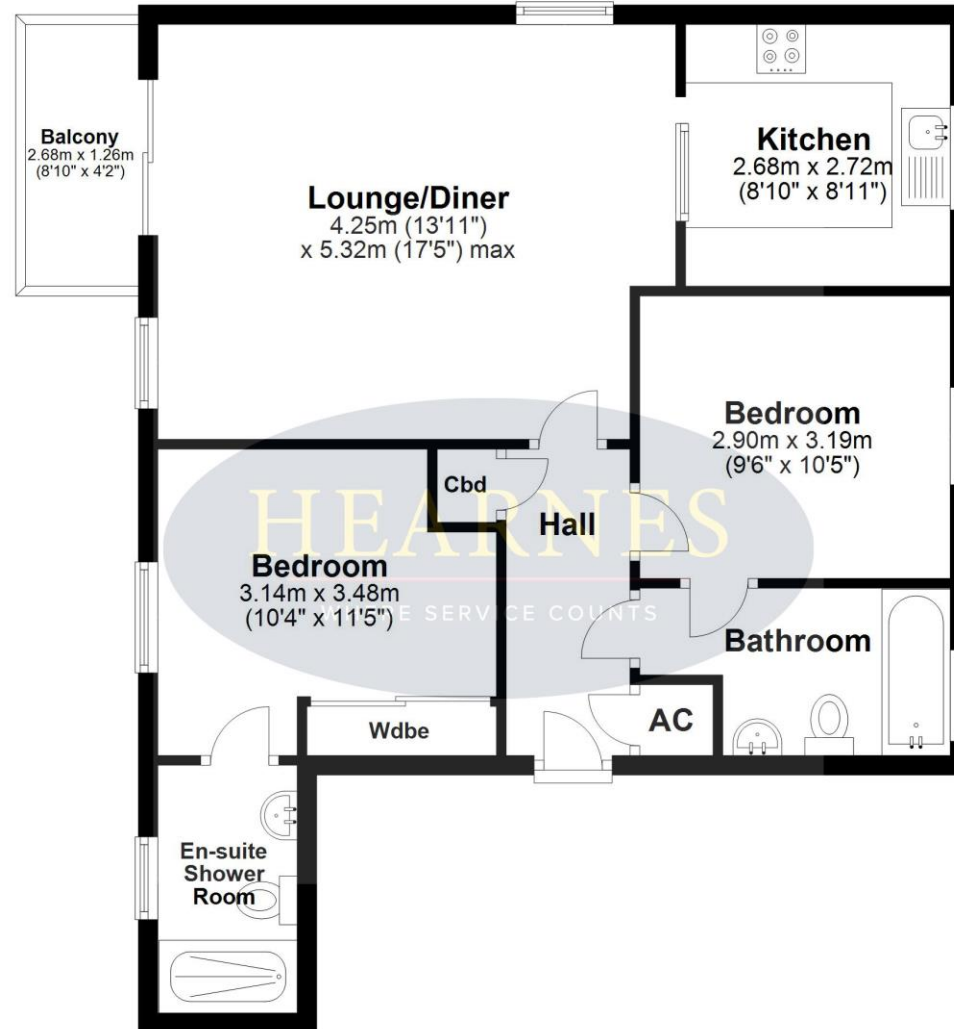
**COUNCIL TAX BAND: E      EPC RATING: C**

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.



## Second Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 64.7 sq. metres (696.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.  
Plan produced using PlanUp.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

