



**HEARNES**

WHERE SERVICE COUNTS

A superbly presented one double bedroom first floor apartment situated within this beautiful character development completed in 2020. The property is ideally located within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links including mainline train station. The property features a high specification kitchen and shower room whilst also benefitting from a lift to the block, residents parking and the permission for short term lets (subject to license being obtained from the freeholder)

On entering the development, via a secure entry phone system, an impressive communal hallway provides access to the first floor and entrance to the apartment. On entering the property a hallway opens into a spacious living/dining room which leads into a high specification kitchen featuring a range of floor and wall mounted units finished with a matching work surface and selection of integrated kitchen appliances.

The bedroom is double in size and features fitted wardrobes whilst the accommodation is complete with a luxury shower room comprising a WC, wash hand basin and walk in shower enclosure.

Externally the property benefits from residents parking operating on a first come, first served basis.

**EPC RATING: C**

**COUNCIL TAX BAND: A**

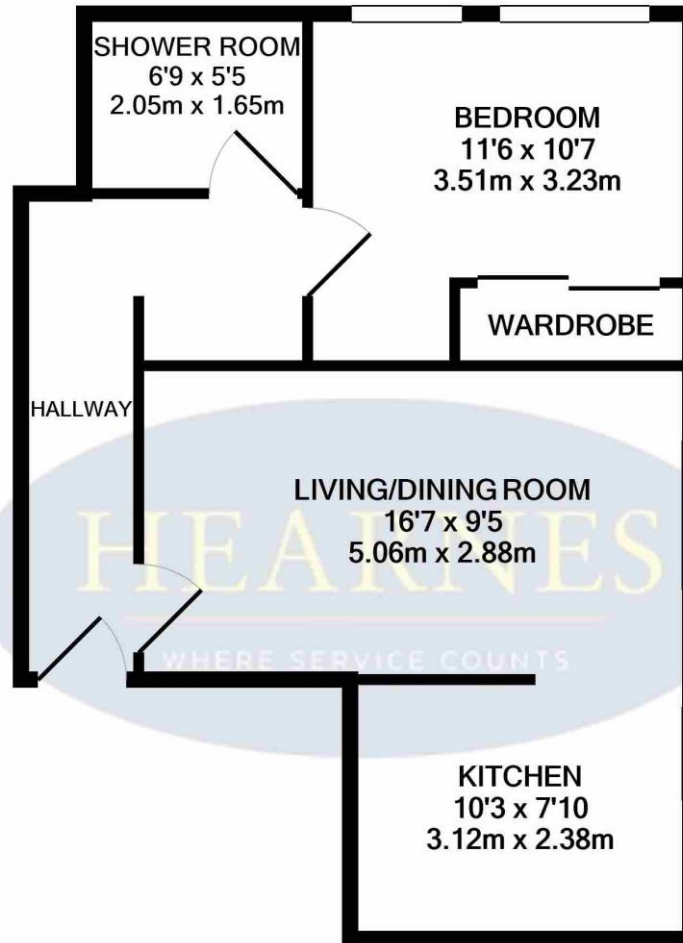
Leasehold- 125 years from 2020

Maintenance- Approx. £1,200 per annum

Ground rent- £165 per annum

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.





**TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

