



HEARNES

WHERE SERVICE COUNTS

A stunning two double bedroom, sea and town view apartment situated within the exclusive Taylor Wimpey built Coast development. Ideally situated on Bournemouth Cliff top and within only a short walk on the Town Centre offering a comprehensive range of bars, shops and restaurants, the award winning sandy beaches along with the BIC and BH2 leisure and entertainment complex. This particular apartment benefits from two balconies offering stunning sea views towards the Isle of Wight along with the most spectacular views back across the Town, a high specification open plan kitchen/living room, porcelain floor tiles, underfloor heating, two luxury bath/shower rooms and secure underground parking.

The property is situated within beautifully landscaped communal grounds with various secure access points leading to the seafront and Town.

The development is accessed via a video entry system with a superbly maintained communal hallway and lift leading to the entrance of the apartment. On entering the property a spacious hallway, with useful storage/utility cupboard, provides access to all of the property's principal accommodation. An open plan kitchen/living room offers stunning town and sea views from all windows and leads onto one of the apartment's private balconies. The luxury kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and complemented with a range of integrated appliances.

Both bedrooms are generously sized double rooms with the master bedroom benefitting from fitted wardrobes, an en suite shower room and access to the second balcony. A further luxury bathroom completes the accommodation.

The property is conveyed with one secure underground parking space.

Leasehold with approximately 140 years remaining.

Maintenance charges approximately £3415.27 per annum.

Ground rent £250 per annum.

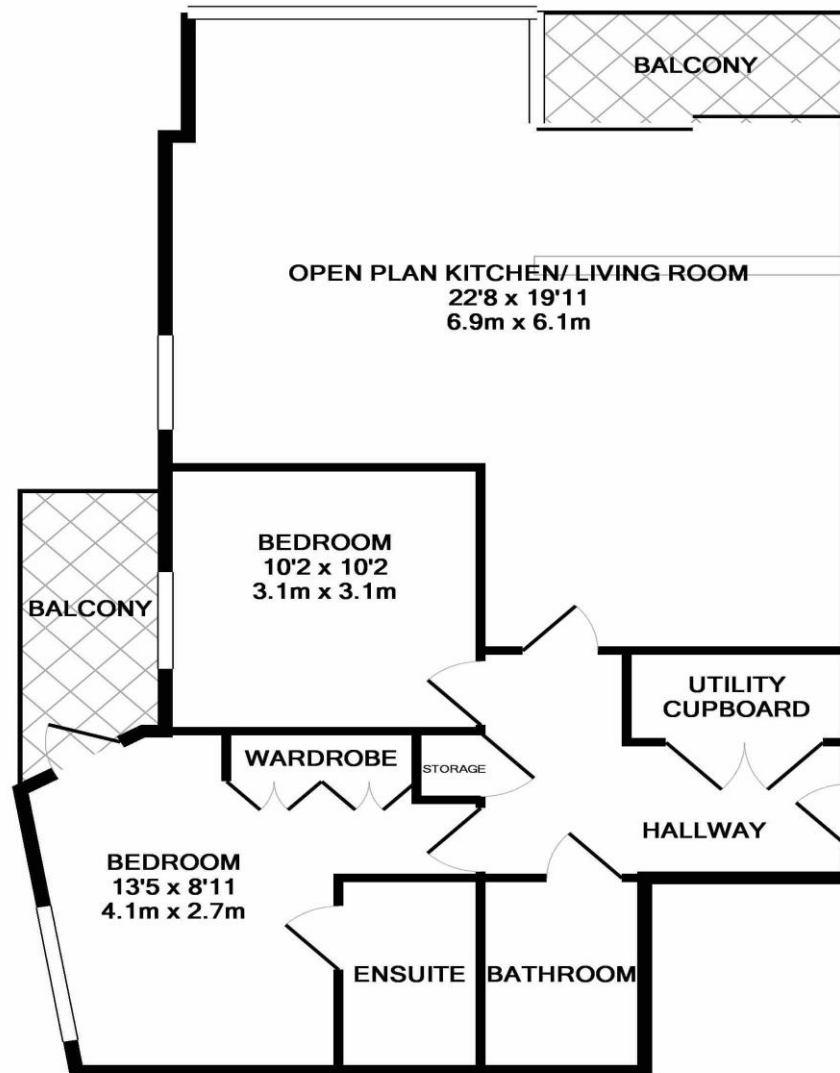
COUNCIL TAX BAND: E

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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 890 SQ.FT. (82.7 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

Made with Metropix ©2019





www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE