



**HEARNES**

WHERE SERVICE COUNTS



An immaculately presented two double bedroom, third floor apartment located in the heart of Bournemouth Town Centre and only a moments walk to the award winning sandy beaches and range of bars, shops and restaurants. The property was constructed in 2019 and benefits from the remainder of a new build warranty whilst also featuring a luxury bathroom, impressive open plan kitchen/dining/living room, private balcony with pleasant outlook across the Town and residents permit parking. The apartment would make an ideal first time purchase or investment property with short term and holiday lets also permitted within the lease.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry system with a well maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property a welcoming entrance hall, with useful storage cupboard, leads into a spacious open plan kitchen/dining/living room with sliding doors opening onto a private balcony. The kitchen area offers a range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances.

The property's two bedrooms are generously sized double rooms featuring large, floor to ceiling windows providing ample light and a pleasant outlook. The accommodation is complete with a luxury bathroom comprising a WC, wash hand basin and bath with shower over.

The development benefits from residents permit parking.

Leasehold: 125 years remaining on lease

Maintenance: £1382.76 every 6 months

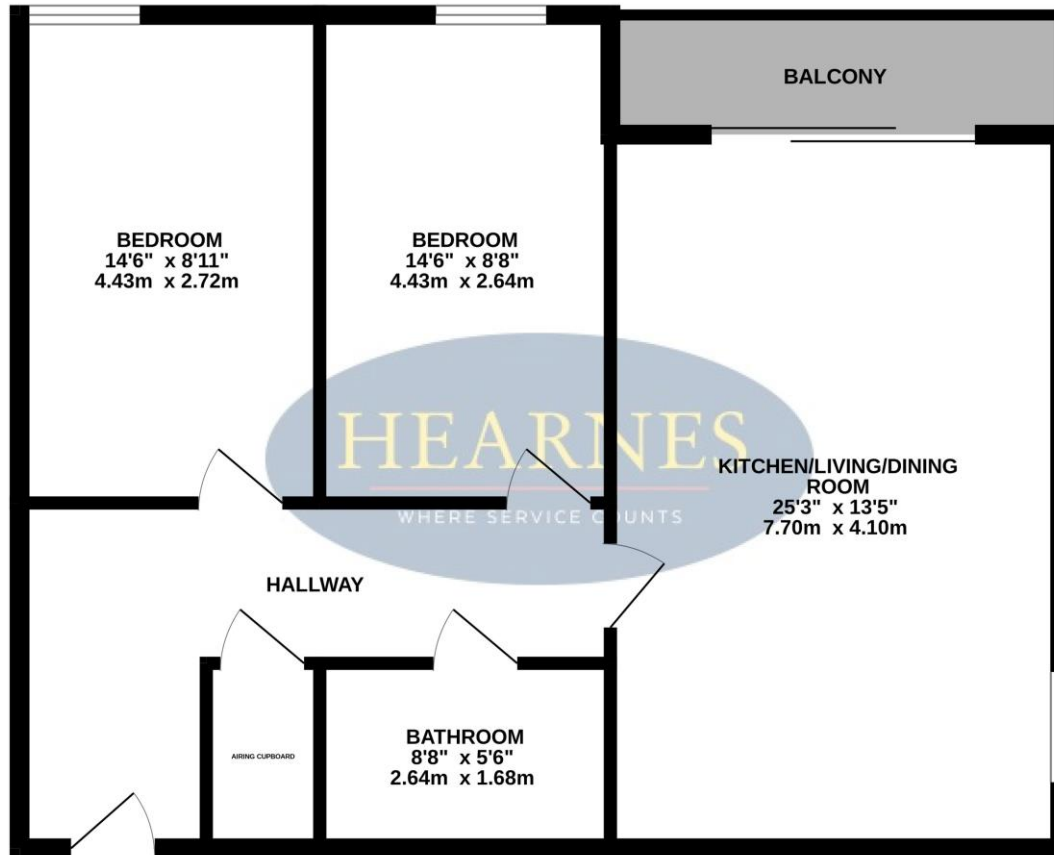
Ground Rent: £240.00 per year

**EPC RATING: TBC COUNCIL TAX BAND: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



THIRD FLOOR  
722 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.0 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



