

# HEARNES

WHERE SERVICE COUNTS



An immaculately presented TOP FLOOR apartment situated within a popular and CONVENIENT LOCATION. The property boasts TWO DOUBLE BEDROOMS, en-suite and bathroom, SPACIOUS LIVING/DINING room and separate kitchen. Further benefits include ALLOCATED PARKING and NO CHAIN.

[www.hearnes.com](http://www.hearnes.com)

855 sq.ft. (79.5 sq.m.) approx.



**TOTAL FLOOR AREA: 855 sq.ft. (79.5 sq.m.) approx.**  
While every attempt has been made to ensure the accuracy of the floorplan, measured areas, measurements of rooms, distances, views and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be taken as such for any prospective purchaser. The structure, materials and specifications shown here are not to be taken as a guarantee of any quality, quantity or efficiency and are given as a guide only. (Hearnes and Partners Ltd.)

For illustrative purposes only - not to scale.

An immaculately presented top-floor apartment in a popular and convenient location, less than a mile from both Charminster High Street and Bournemouth Town Centre. Residents benefit from easy access to award-winning sandy beaches, High Street shops, and a variety of cosmopolitan bars and restaurants. Located within a modern development, the apartment is accessed via a secure intercom entry system.

Upon entering, a welcoming hallway with wood laminate flooring leads to all accommodation and includes a useful storage cupboard. The spacious living/dining room is complemented by inset spotlights, while the well-equipped kitchen features a range of base and eye-level units, an integrated electric oven, gas hob, fridge/freezer, and washer/dryer.

The primary bedroom is a comfortable double with a Velux window and benefits from a modern en-suite shower room with a shower enclosure, WC, and wash hand basin. The second bedroom is also a generous double, served by a contemporary family bathroom with a panelled bath and shower attachment, WC, and wash hand basin.

Additional benefits include an allocated parking space to the rear of the development with a communal garden and no onward chain.

Please note that some images have been digitally enhanced with CGI furniture to help illustrate the potential of the space. These are for illustrative purposes only, the property is currently unfurnished.

Leasehold with approximately 203 years remaining.

Maintenance charge approximately £687.00 - per six months plus £200.00 annual insurance cost.

**COUNCIL TAX BAND: D**

**EPC RATING: C**



**01202 317317**  
**www.hearnes.com**

**AGENTS NOTE:** The heating system, mains and appliances have not been tested by Hearnes 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.

**Hearnes 122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com**  
**OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE**

