



**HEARNES**  
WHERE SERVICE COUNTS



A rare opportunity to purchase a three bedroom, ground-floor garden apartment, offered for sale with no forward chain. This spacious property is situated within a grand, secure development within easy walking distance of Bournemouth Town Centre and a mainline train station, as well as close proximity to the award winning sandy beaches. Both the apartment and its attractive garden benefit from a westerly-facing aspect.

The apartment is accessed via a private entrance, with a choice of doors leading either to the kitchen or the entrance lobby. The living room, with a feature bay window, boasts high ceilings, an open fireplace, and parquet flooring. The kitchen is fitted with a breakfast bar, an integrated fridge freezer, and a free standing washing machine for added convenience, and it also provides direct access to the private garden.

The principal bedroom includes an en-suite shower room with underfloor heating, a separate shower enclosure, a WC, and a hand wash basin. Two additional bedrooms and a family bathroom complete the layout, making this home ideal for everyday living.

A standout feature of the property is the private, low-maintenance garden, which is primarily laid to patio and bordered by a variety of shrubs and trees. This enclosed garden includes a large shed, offering an ideal home office or business space. The property benefits from two allocated parking spaces, conveniently located by the private entrance. The development is secure, with electric security gates for added peace of mind.

Share of freehold

Pets with permission from freeholders

Maintenance charge approximately £745 per half year. No Ground Rent.

**COUNCIL TAX BAND: C**

**EPC RATING: TBC**

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.



**GROUND FLOOR**  
831 sq.ft. (77.2 sq.m.) approx.





