



**HEARNES**  
WHERE SERVICE COUNTS

16

A superbly appointed two double bedroom ground floor apartment, enviably positioned in the sought-after area of Queens Park, directly opposite the entrance to the golf course and within easy reach of Bournemouth Town Centre. The property features a spacious living room, a modern kitchen/breakfast room, allocated parking, and is offered for sale with no forward chain.

The apartment is approached via a secure entry phone system with a communal hallway leading to its private entrance. On entering, a welcoming hallway with both an airing cupboard and a separate storage cupboard provides access to all principal rooms. A generously sized living room with box bay window enjoys views over Queens Park Golf Course, while the stylish kitchen/breakfast room is finished with tiled flooring, part-tiled walls, and a comprehensive range of modern units complemented by contrasting work surfaces. Integrated appliances include an oven with hob and extractor, fridge/freezer, dishwasher, and washing machine.

Both bedrooms are good-sized doubles, with the primary bedroom benefitting from a modern en suite shower room, fully tiled and comprising a walk-in shower, wash hand basin, and WC. A contemporary family bathroom, also fully tiled, features a bath, wash hand basin, and WC.

Externally, the property is set within well-maintained communal grounds and benefits from an allocated parking space together with visitor parking.

Leasehold with approximately years remaining. Maintenance charge approximately £85 per month. Ground rent approximately £250 per annum.

#### **COUNCIL TAX BAND: C**

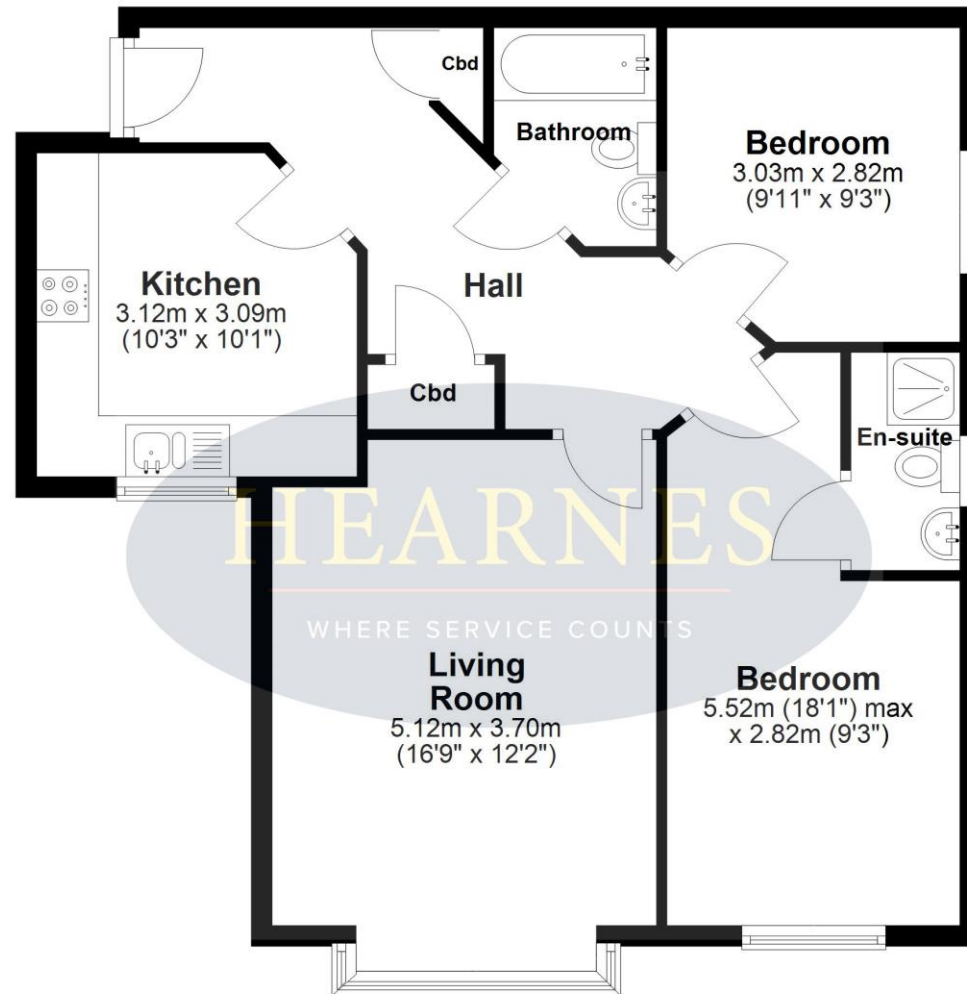
#### **EPC RATING: TBC**

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

Approx. 66.8 sq. metres (719.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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  
Plan produced using PlanUp.

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