



HEARNES
WHERE SERVICE COUNTS

A superbly presented ground-floor, two double-bedroom flat, ideally located for easy access to Charminster High Street and Bournemouth town centre, with their wide range of shops, bars, and restaurants. The property benefits from an allocated parking space and is offered for sale with no forward chain.

The property is accessed via a secure entry phone system, with a well-maintained communal hallway leading to the entrance. Alternatively, the property can be entered directly through the patio doors, offering the convenience of a private entrance. Upon entering via the communal door, the hallway with ample storage leads to a spacious open-plan kitchen/living room, featuring double-glazed sliding doors that open onto a private patio. The modern kitchen is equipped with a range of floor and wall-mounted units complemented by a contrasting work surface. Integrated appliances include a fridge/freezer, washing machine, oven, dishwasher and four-burner gas hob with an extractor hood.

The primary bedroom benefits from a spacious en suite shower room comprising a WC, wash hand basin, and corner shower. The second bedroom, also a double, is served by the main bathroom, which features a modern fitted suite including a WC, wash hand basin, and bath with a shower over.

Externally, the property is situated within well-maintained communal grounds and benefits from a private patio area, ideal for outdoor seating or entertaining. An allocated parking space is also included.

Key Information: Leasehold: 125 years from 1st January 2008 (107 years remaining).

Service/Maintenance Charge: Approximately £1,500 per annum.

Ground Rent: Approximately £275 per annum.

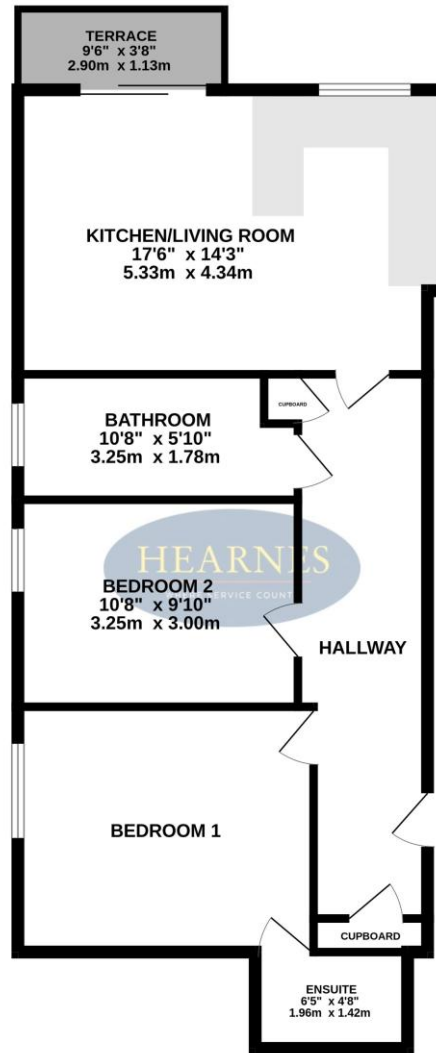
Council Tax Band: C

EPC Rating: C

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.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

