



HEARNES
WHERE SERVICE COUNTS

A superbly presented, newly refurbished top floor apartment within an attractive, well-kept development just moments from Westbourne Village. The property is conveniently situated and is only a short distance from Bournemouth Town Centre offering a wealth of high street shops and access to award winning sandy beaches. The local sandy beaches are also just a short distance away. Westbourne offers a range of local shops, cafes and restaurants and a Marks and Spencer food hall. Local buses are also just at the end of the road allowing access to multiple destinations throughout the county.

The development is accessed via a secure entry phone system with a well-maintained communal hallway leading to the second floor and entrance to the apartment. On entering the property, a bright and spacious hallway with a double storage cupboard leads into an open plan living/dining room with doors opening onto the southerly facing balcony. The recently refurbished kitchen is fitted with a range of floor and wall mounted units and its finished with a contrasting work surface and integrated appliances including electric hob, oven, dishwasher and fridge freezer.

Both the property's bedrooms are generous in size and feature built in wardrobes and are served by a modern family bathroom comprising of WC, wash hand basin, bath with shower over.

Rydal house is set on a fantastic plot with extremely well-kept front and rear communal gardens. Two separate entrances service each side of the building, and the driveway wraps around the plot giving an in / out effect. Each property has a garage and the ability to park one vehicle in front.

Share of Freehold

Maintenance: Approx. £1300 p/a

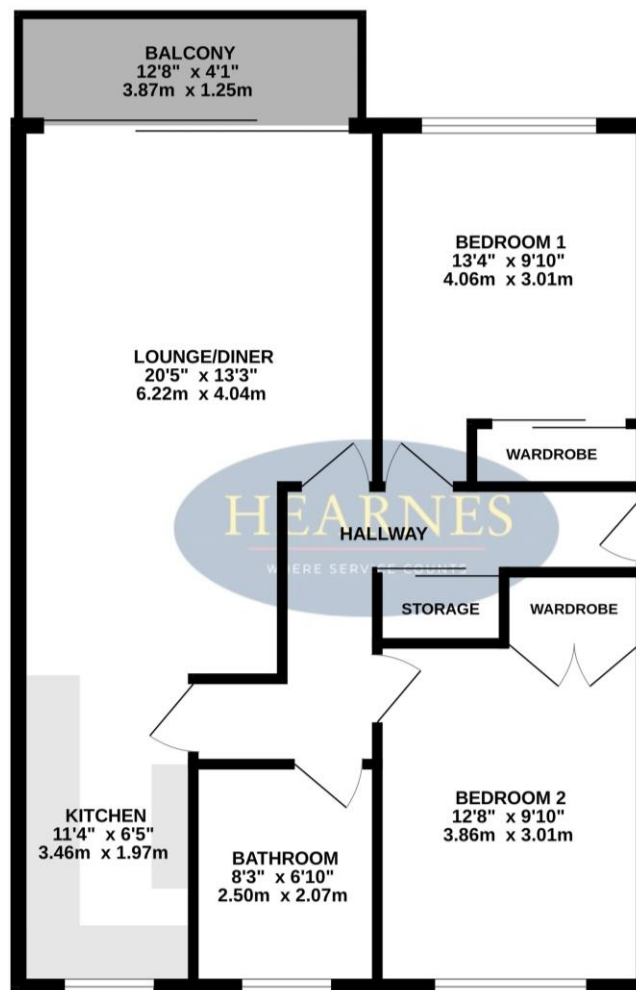
EPC: D

COUNCIL TAX BAND: C

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.



735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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

