



HEARNES

WHERE SERVICE COUNTS

A beautifully presented first-floor apartment, located in a highly sought-after residential area, offering the rare advantage of a private rear garden. This impressive property boasts three genuine double bedrooms, a recently refitted luxury kitchen/breakfast room, and stylish bath/shower rooms. Ideally positioned between Charminster and Moordown, it is within easy walking distance of local shops, essential amenities, and highly regarded schools, including excellent grammar options. An internal viewing is highly recommended to fully appreciate the impressive size and exceptional quality of the accommodation on offer.

A private entrance with stairs rising to the first floor opens into a spacious and welcoming landing, providing access to the main living accommodation. The first floor features a stunning dual-aspect kitchen/breakfast room, refitted with a modern range of units, an integrated gas hob and oven, space for further appliances, and ample room for dining. To the front aspect is a generous living room, enhanced by a feature bay window.

There are three well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The second bedroom, overlooking the side aspect, also includes a useful built-in storage cupboard. A stylish family bathroom is fitted with a stand alone bath, WC, and wash basin, while a separate contemporary shower room with sleek black accents completes the accommodation.

Externally, the property enjoys a private and secluded garden with power, predominantly laid to artificial lawn and complemented by a raised decked area and mature borders —perfect for outdoor entertaining. A practical walk-through shed provides excellent storage and added security. On road parking is available.

COUNCIL TAX: C

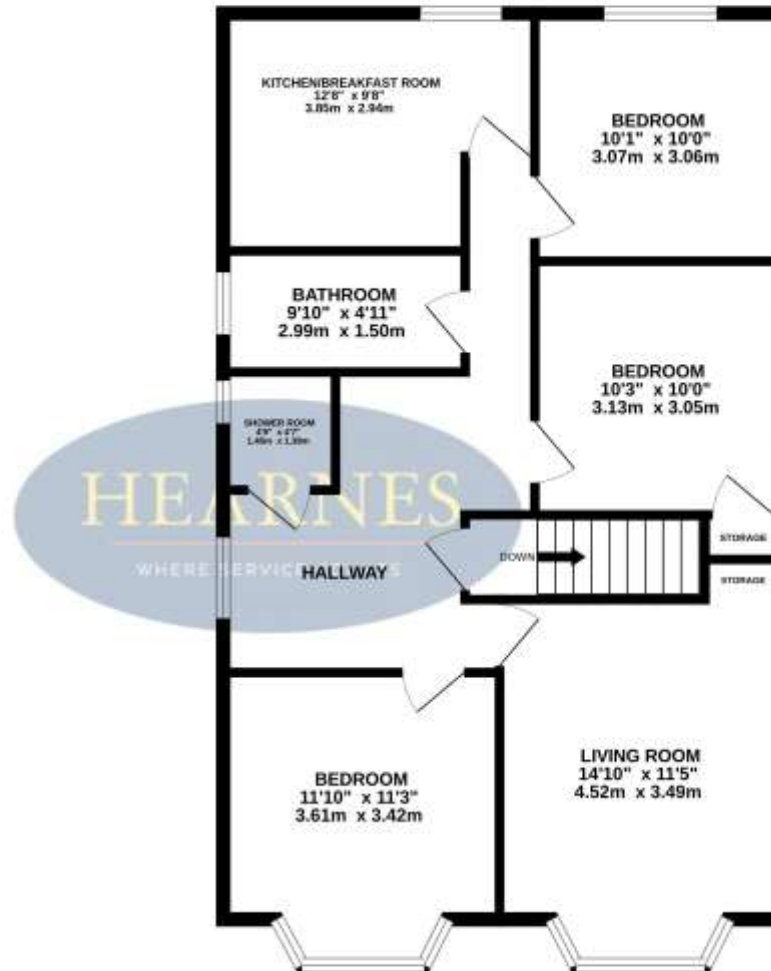
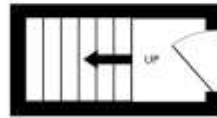
EPC: TBC

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GROUND FLOOR
22 sq. ft. (2.0 sq. m.) approx.

FIRST FLOOR
817 sq. ft. (75.9 sq. m.) approx.



TOTAL FLOOR AREA : 827 sq. ft. (76.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors and any other details 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.
Made with floorplan 10/25

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