



HEARNES
WHERE SERVICE COUNTS

A newly converted two double bedroom ground floor apartment situated in the premier Queens Park location within a moments' walk of the popular Queens Park Golf Course and easy reach of Bournemouth Town Centre and transport links. The property features a luxury bath/shower room, open plan kitchen/living room, parking and private garden. Offered for sale with no forward chain.

A private entrance opens into a open plan kitchen/living room fitted ample floor and wall mounted units finished with a contrasting work surface, large island and range of integrated appliances. A spacious living area leads to French doors which give access to the rear private garden.

Both bedrooms are double in size and are served by a luxury fitted family bathroom comprised of bath with shower over, WC and hand wash basin.

Externally a private garden area has a patio adjoining the rear of the property with the remaining laid to artificial lawn. To the front there off road parking.

Lease - 125 years

Share of freehold to be offered to new owners upon completion of all apartments.

Maintenance Approximately £1,200 per annum

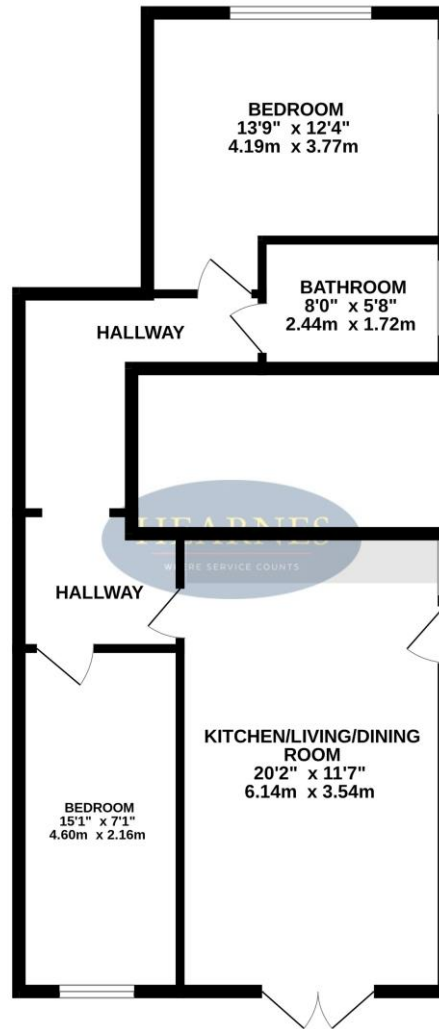
EPC RATING: B

COUNCIL TAX BAND: B

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
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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

