



**HEARNES**  
WHERE SERVICE COUNTS

A unique split-level ground floor apartment with secure underground parking and a communal rooftop garden, situated in this sought-after location close to local shops, award-winning beaches, and regular transport services. Offered for sale with no onward chain.

Originally built in the 1800s, the building opened as a branch of the exclusive Plumbers Department Store, purveyors of luxury items to the wealthy residents of Boscombe and Bournemouth. The building has now been completely restored back to its former glory, utilising its Victorian architectural features.

The property is accessed via its own private entrance and comprises an open-plan kitchen/reception room which leads to both the lower ground floor and the first floor. The lower ground floor consists of a luxury fitted bathroom and a versatile area which can serve as a dining room, bedroom, or study. Across the whole of the first floor is the master bedroom which overlooks the ground floor living space. Other benefits include full UPVC double glazing and gas central heating throughout.

Externally, the property has a private front patio area, secure allocated parking, and access to a communal rooftop garden.

Maintenance: £2,006.90 per annum

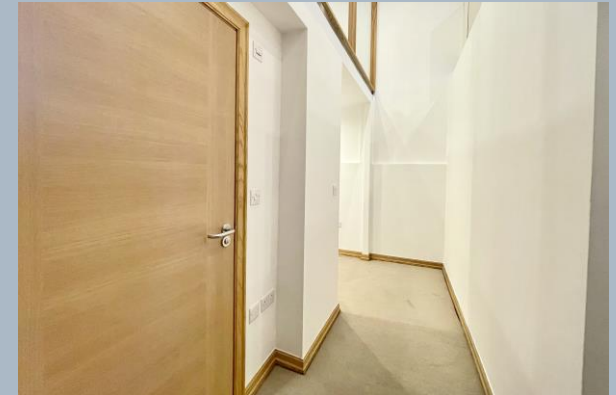
Ground Rent: £250

Lease: 125 years from 1st November 2015

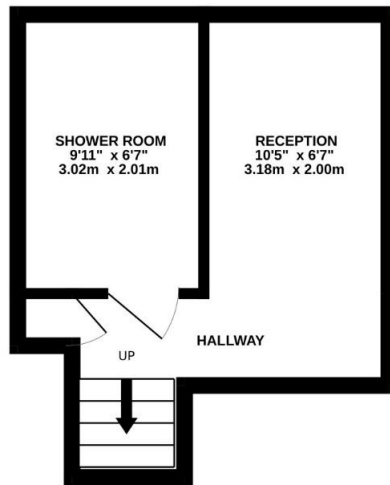
**Council Tax Band: A**

**EPC Rating: C**

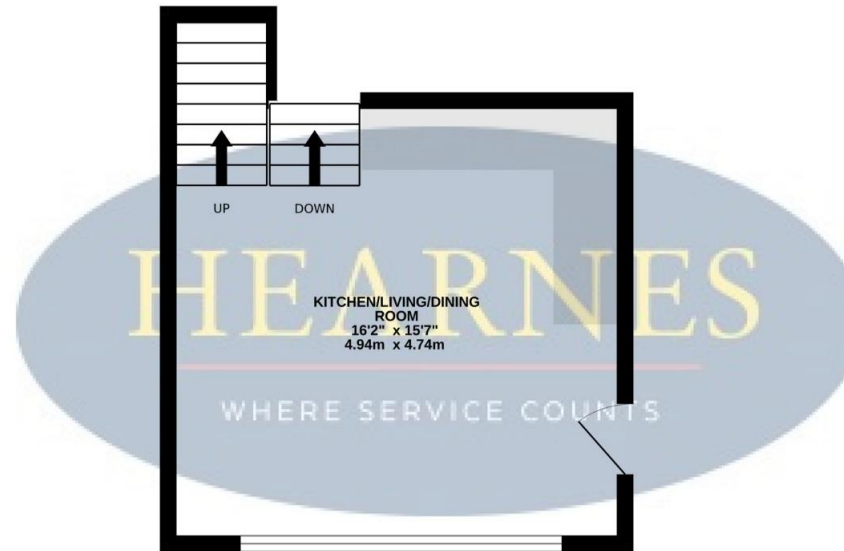
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



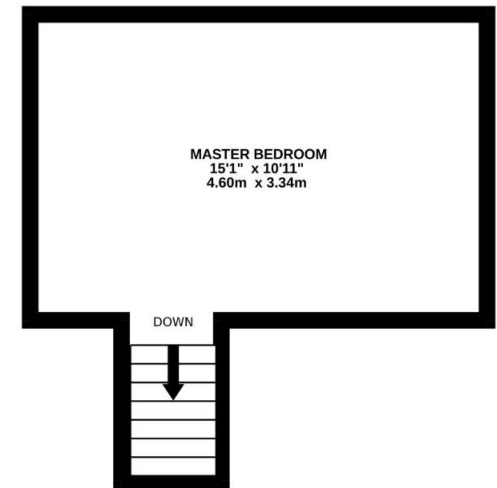
LOWER GROUND FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 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

