



HEARNES

WHERE SERVICE COUNTS

An immaculate and spacious two double bedroom second-floor apartment, ideally located within easy reach of Bournemouth town centre, offering a range of bars, restaurants, and shops. The property benefits from a generous living/dining room, a modern shower room, and a garage. Access is via a secure entry system, leading to a well-maintained communal hallway.

Upon entering the apartment, the hallway provides access to all principal rooms and a useful storage cupboard. The spacious living/dining room, positioned at the rear, features a sliding door with direct access to a secluded section of the communal gardens. A contemporary kitchen is fitted with a range of floor and wall-mounted units, complemented by a contrasting work surface and integrated appliances.

Both bedrooms are well-proportioned doubles, served by a modern shower room featuring a separate shower enclosure, WC, wash hand basin, and built-in storage.

Externally, the property is set within well-maintained communal grounds and benefits from a private garage, along with three visitor parking spaces.

Maintenance: £2,341 per annum includes all admin and accounts management, interior common areas and exterior maintenance and compliance/certification, cleaning and gardening services
Lease - 199 years from 2008

Ground rent: Nil

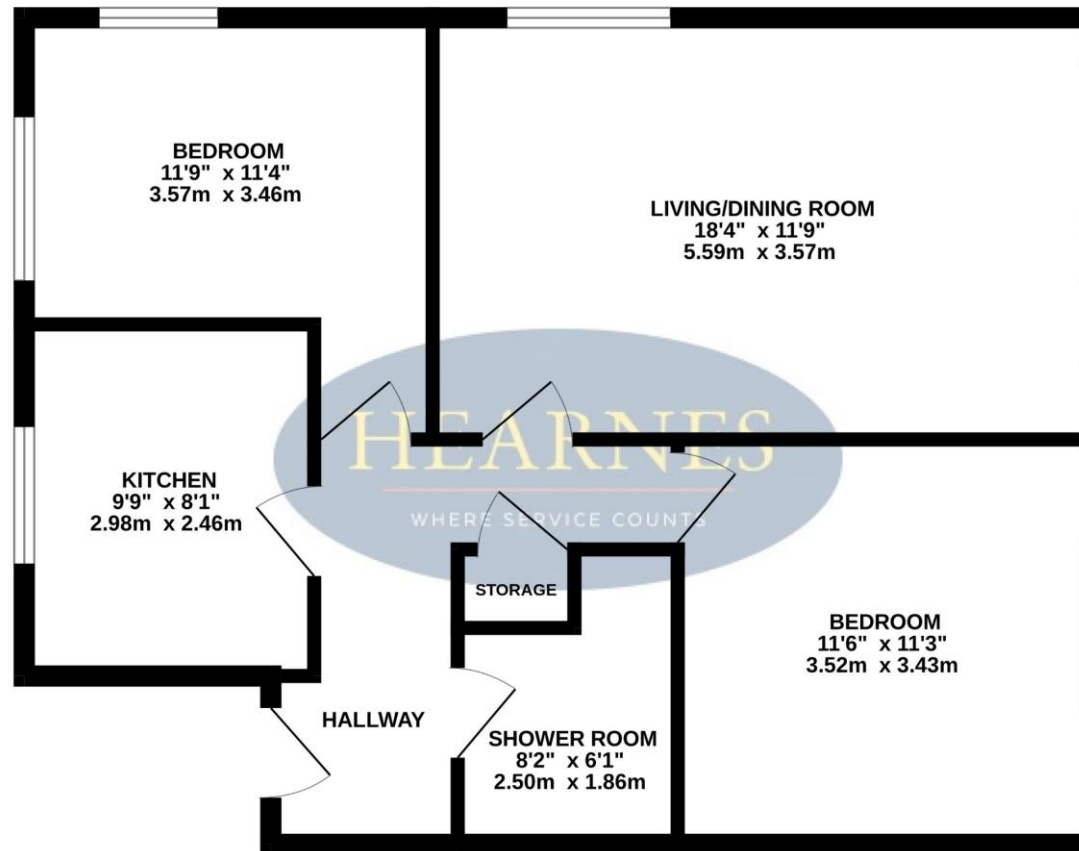
Council Tax Band: C

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.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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

