

# HEARNES

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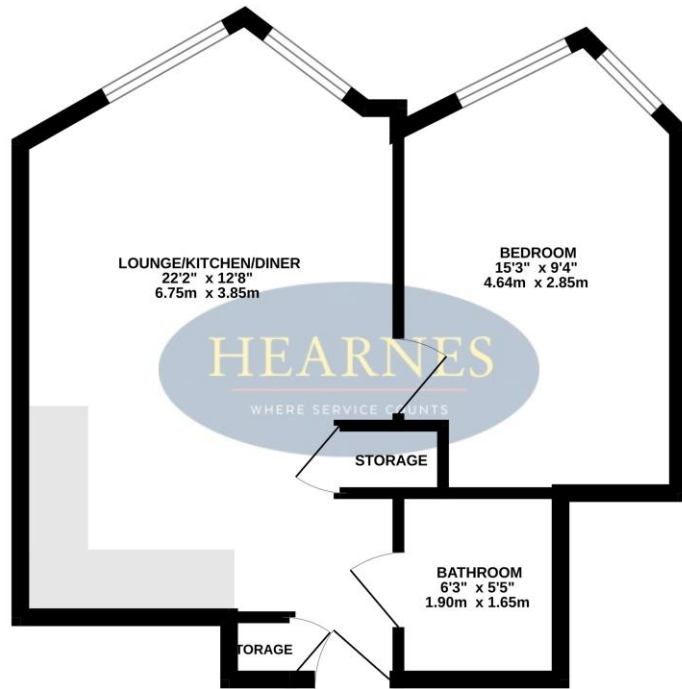
Guide Price £180,000



A one bedroom recently built apartment situated in this striking **VICTORIAN STYLE BUILDING** within the heart of **BOURNEMOUTH TOWN CENTRE**. Available with **NO FORWARD CHAIN** and would make a brilliant **FIRST TIME BUY** or **BUY TO LET INVESTMENT**.

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GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 401 sq.ft. (37.3 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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For illustrative purposes only - not to scale.

This property presents an enticing opportunity to acquire a charming residence situated in the bustling center of Bournemouth town. Built just a few years ago, this one-bedroom property is in impeccable condition, having been meticulously maintained by its current owners.

Upon entering, you are greeted by a contemporary open-plan kitchen, lounge, and dining area. The kitchen boasts a selection of both floor and wall-mounted units, as well as integrated appliances. The lounge offers ample space for furniture and provides a delightful view of the neighbouring church.

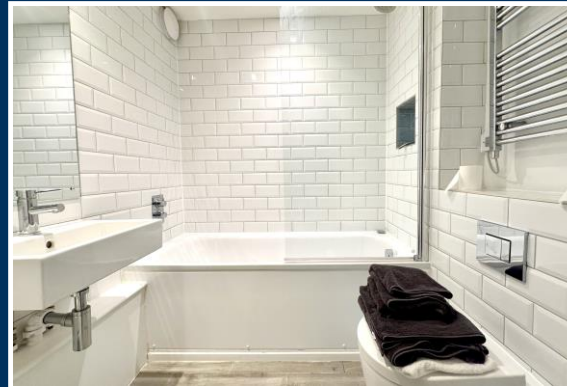
The bedroom is generously proportioned, allowing for the inclusion of wardrobes, and features a floor-to-ceiling window that offers a picturesque outlook.

The modern fitted bathroom is of considerable size and includes a w/c, wash hand basin, and a bath with a shower overhead.

Situated in the heart of Bournemouth Town Centre, this development enjoys an advantageous location, being only moments away from a plethora of bars, shops, and restaurants. Additionally, it is in close proximity to the BH2 Leisure Complex, Bournemouth International Centre, and Pavilion. The award-winning sandy beaches and seafront can be reached with a short stroll through the beautiful central gardens, which offer breath taking views stretching from the Isle of Wight to Old Harrys Rock.

Leasehold - 125 years from January 2017  
Maintenance: £421.96 per quarter    Ground Rent £300

EPC RATING: B    COUNCIL TAX BAND: TBC



01202 317317  
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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes 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.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

