



HEARNES

WHERE SERVICE COUNTS

An immaculately presented two double bedroom ground floor apartment situated within a highly sought after residential and school catchment location whilst also being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained and updated by the current owners whilst featuring a modern fitted kitchen and bathroom, impressive private garden, garage and off road parking. The property further benefits from a private entrance and long lease.

On entering the property a welcoming entrance hall, with useful storage cupboards, leads into a spacious living room which leads, via sliding doors, into a modern fitted kitchen which offers a range of floor and wall mounted units finished with a matching work surface and selection of kitchen appliances. The kitchen provides direct access onto the superbly landscaped rear garden.

The property's two bedrooms are both generously sized double rooms and served by a modern bathroom comprising a wash hand basin and bath with shower over along with a separate WC.

A particular feature of the property is the private, sunny aspect rear garden being mainly laid to lawn with a patio seating area adjoining the rear of the property along with a further decked seating area to the rear of the garden. The property also benefits from allocated parking and a garage.

Leasehold: 999 years from 1st July 1967

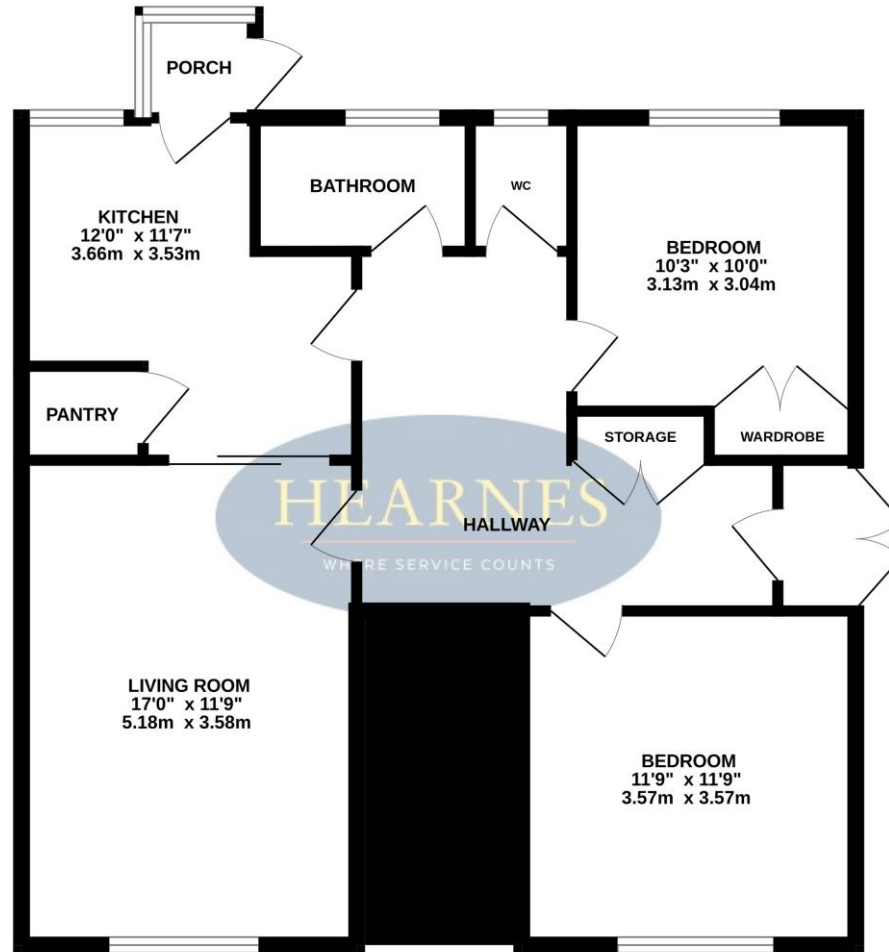
EPC RATING: C

COUNCIL TAX BAND: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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

