

HEARNES

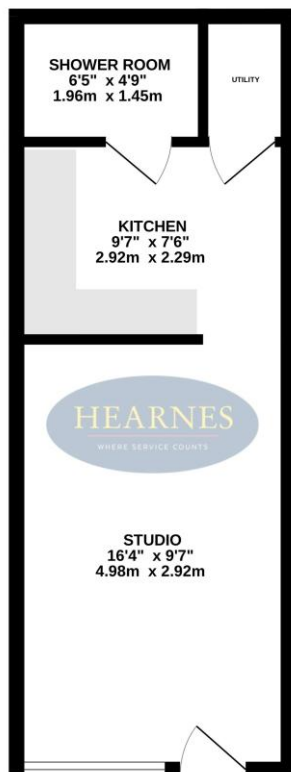
WHERE SERVICE COUNTS



A modern studio apartment located in a central location moments from Bournemouth Town Centre, the award winning sandy beaches and main transport links. Ideal investment or first time purchase. Long lease. Short term/ holiday lets allowed. No forward chain.

www.hearnes.com

FIRST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 296 sq.ft. (27.5 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 is given to their operability or efficiency can be given.
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For illustrative purposes only - not to scale.

A superbly presented, modern first floor studio apartment located in a central location moments from Bournemouth Town Centre, the award winning sandy beaches and main transport links, including mainline train station. The property, offering an ideal first time purchase or investment opportunity, further benefits from a long lease and permission for short term/holiday lets. The property is offered for sale with no forward chain.

The development is situated within a secure gated courtyard with a spiral staircase leading to the first floor and private entrance to the apartment. The apartment is well designed in layout with the studio living area offering ample space for a double bed and further seating area. A modern fitted kitchen offers a selection of floor and wall mounted units finished with a matching work surface and integrated oven, hob and fridge. The accommodation is complete with a modern shower room, useful utility/storage space and sunny balcony/seating area.

Leasehold - 119 years remaining
Service Charge - £1030.00 per annum
Ground Rent - £125.00 per annum

EPC RATING: C COUNCIL TAX BAND: A



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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.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

