



**HEARNES**  
WHERE SERVICE COUNTS

A well presented two bedroom ground floor apartment located in the prestigious Branksome Park location, moments from the chine walk to Branksome Dene beach and within easy reach of the popular Westbourne and Canford Cliffs High Streets offering a range of individual bars, shops and restaurants. Latimer Court is a luxuriously appointed purpose built development of apartments constructed by well-known and renowned local builders Archstone. The property has been finished to a superb standard throughout and features two bath/shower rooms, separate kitchen, spacious living/dining room, along with a private patio area garage and secure allocated parking.

Sitting behind electric gates a long drive leads to the secure underground garaging where this apartment benefits from an allocated parking space. The development is accessed via a secure entry phone system with a beautifully maintained communal hallway with lift providing access to the ground floor and entrance to the apartment. On entering the property there is a hallway with useful storage cupboard leading to the first of two double bedrooms. The principle bedroom benefits from a dressing room and ensuite bathroom. Bedroom two is a large double room with fitted wardrobe and is served by a modern shower room with WC, wash hand basing and walk in shower.

A separate galley kitchen offers a comprehensive range of base level units finished with a contrasting work surface, breakfast bar seating area and integrated appliances. An impressive dual aspect living/dining dining room offers plenty of room for a dining table and chairs whilst the living area is also a generous size and gives access to the private patio and communal gardens.

The property is situated within superbly maintained communal gardens and benefits from secure underground parking which can be access and additional allocated parking space.

Maintenance charge approximately £1,250 per 6 months. Share of freehold.

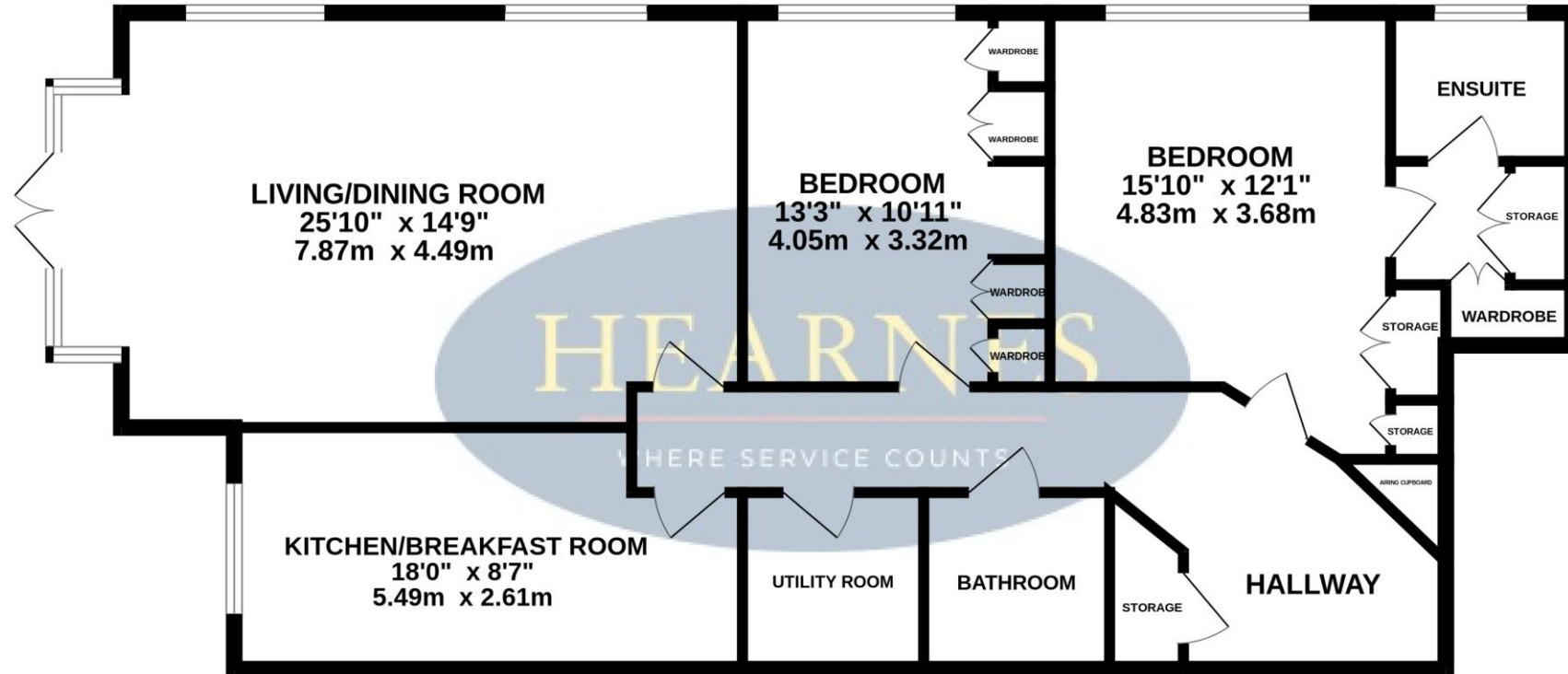
**COUNCIL TAX BAND: F**

**EPC RATING: C**

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**  
1179 sq.ft. (109.5 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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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