



HEARNES

WHERE SERVICE COUNTS

An impressive three bedroom fifth floor apartment offering stunning sea views towards Old Harrys Rock and The Purbecks whilst also benefitting from a spacious living/dining room, two bath/shower rooms, enclosed balcony and secure underground parking. The property is located in the prestigious Keythorpe development within the highly sought after East Cliff location only moments from the award winning sandy beaches and Bournemouth Town Centre. The property further benefits from a share of freehold and is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the fifth floor and entrance to the apartment. On entering the property a welcoming entrance hallway, with useful storage cupboards, leads into an impressive living/dining room leading onto an enclosed balcony which offers truly stunning sea views. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of kitchen appliances.

The property's three bedrooms are all generously sized with one currently being utilised as a study whilst the impressive master bedroom, also offering stunning sea view, features a modern en suite bathroom. Completing the accommodation is a further shower room.

Externally the property is positioned within immaculately maintained communal grounds with a private gate providing direct access to the cliff top and leading to the seafront and beaches. The property is conveyed with one secure underground parking space whilst there is additional visitor parking.

Share of Freehold - Approximately 990 years remaining on the lease
Service Charge - Approximately £4600.00 per annum

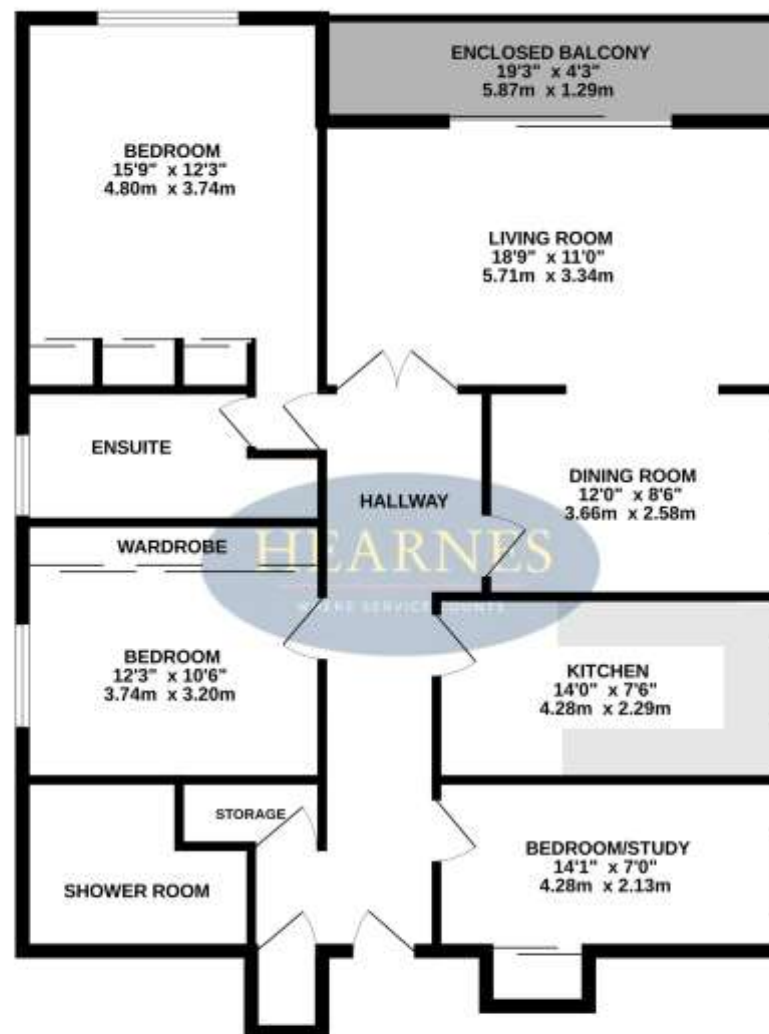
EPC RATING: TBC

COUNCIL TAX BAND:F

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.



1300 sq.ft. (120.8 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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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