



Cambridge Road, Bournemouth

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SHARE OF FREEHOLD POA

A spacious two double bedroom top floor apartment ideally located within a moments walk of Bournemouth Town Centre offering a range of bars, shops and restaurants along with the award winning sandy beaches. The property has been superbly maintained by the current owner and further features two modern fitted bath/shower rooms, Juliette balcony and a separate kitchen. Further benefits include a lift, share of freehold and secure underground parking.

The property is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the top floor and entrance to the apartment. On entering the property a hallway leads into a spacious living room featuring a Juliette balcony offering a pleasant outlook. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and range of integrated appliances.

Both bedrooms are double in size and benefit from fitted wardrobes whilst the master bedroom features an en suite shower room. Completing the accommodation is a further modern fitted bathroom.

The property is conveyed with one secure, underground parking space.

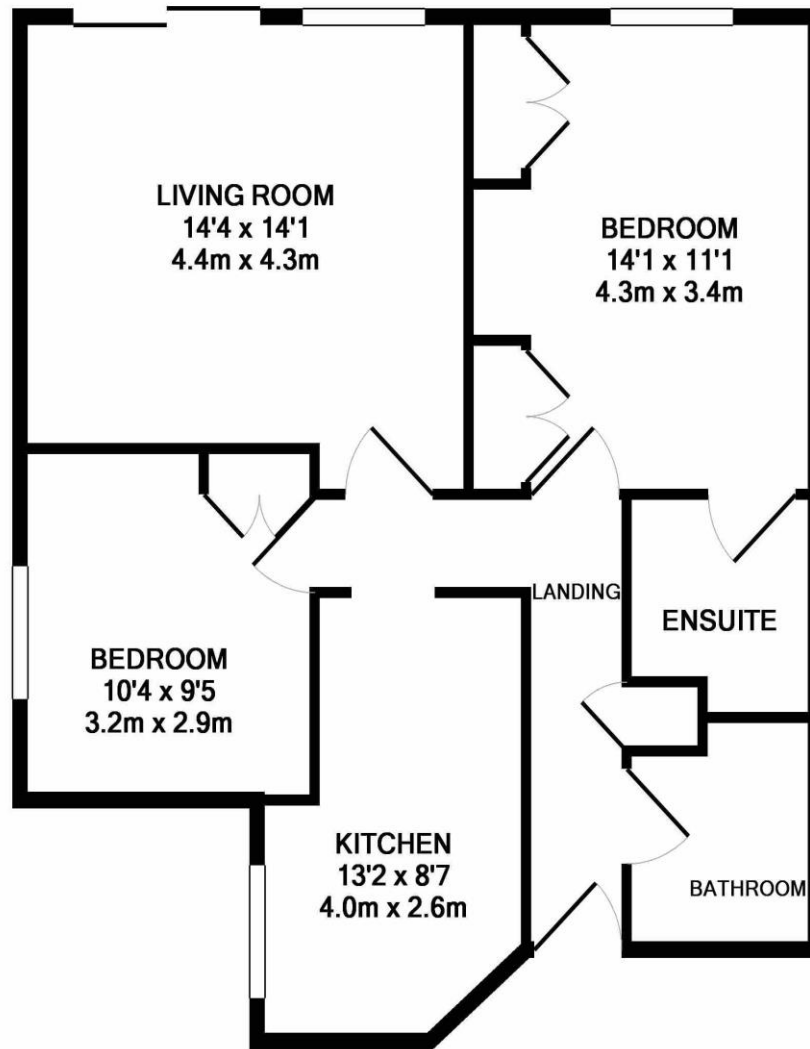
Maintenance charge approximately £1,300 per annum.

COUNCIL TAX BAND: C

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.





TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)

Whilst 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 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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