

Bournemouth



HEARNES

WHERE SERVICE COUNTS

Bournemouth

SHARE OF FREEHOLD GUIDE PRICE £280,000

A spacious fourth floor, three bedroom apartment situated within this iconic development with concierge service on the West Cliff. The beach is only moments away, with the development benefitting from wonderful landscaped gardens leading down to gated access to the beach front at Durley Chine. The popular town of Westbourne is less than a mile away whilst Bournemouth town centre offers a wider range of shops, bars and restaurants at just 0.6 mile distance. This particular apartment offers in excess of 1200 sq ft of accommodation whilst benefitting from secure underground parking, storage and impressive far reaching views. The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall with useful storage cupboard leads to all accommodation. A generously sized open plan living/ dining room leads onto a balcony offering impressive views. A separate kitchen offers a range of floor and wall mounted units finished with a matching work surface and including space for a range of kitchen appliances.

The property features three bedrooms, all of which are double in size, with the master bedroom being served by an en suite bathroom. Completing the accommodation is a further bathroom and additional WC.

Externally the development is situated within beautifully maintained communal gardens whilst this particular apartment benefits from a secure underground parking space and additional storage unit.

Maintenance charge to be advised.

N.B In accordance with the 1979 Estate Agency Act we hereby declare that the seller of this property is related to an Estate Agent

COUNCIL TAX BAND: D

EPC RATING: D

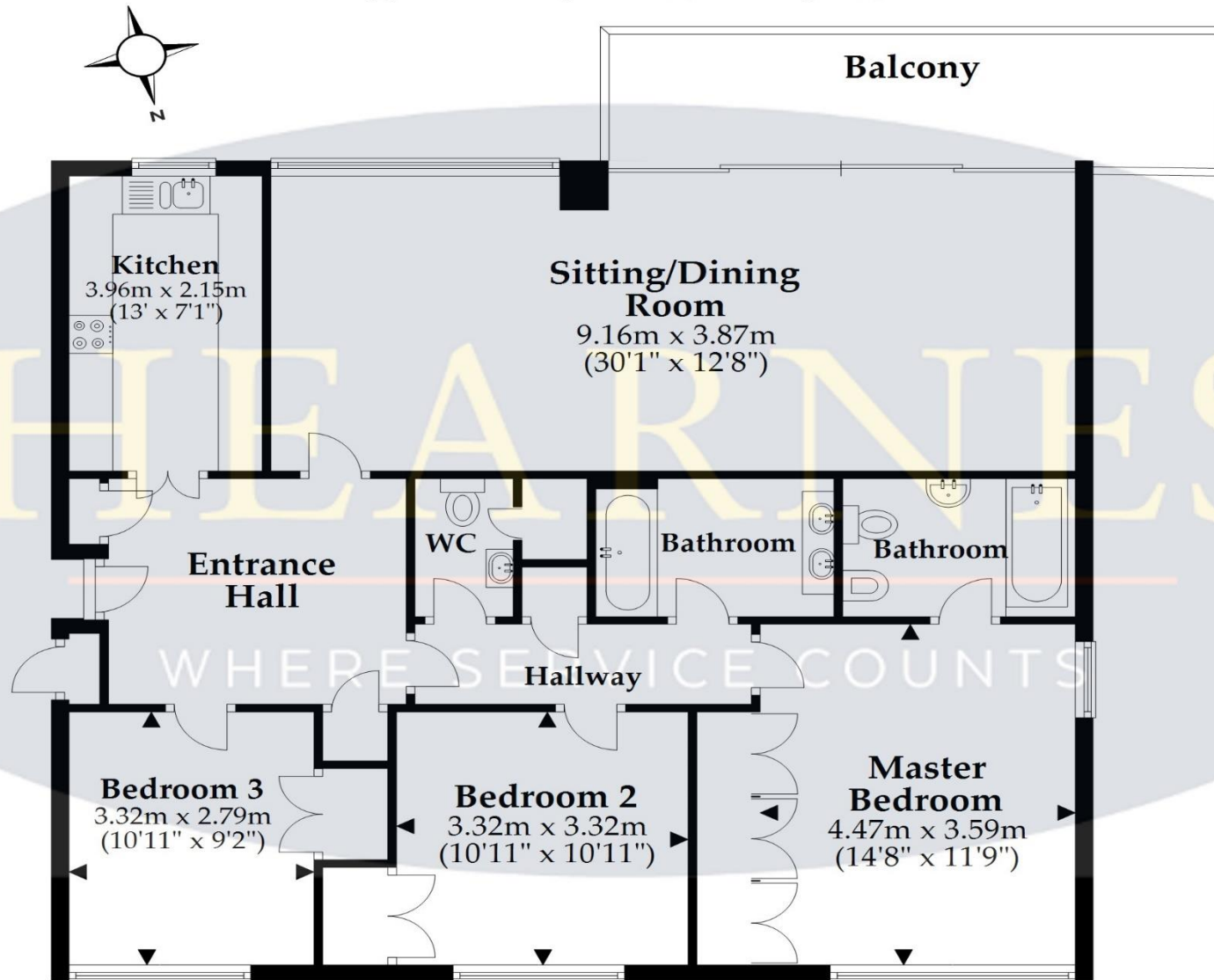
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



Fourth Floor

Approx. 118.0 sq. metres (1269.8 sq. feet)

Note: Balcony is not included in the floor area calculations



Total area: approx. 118.0 sq. metres (1269.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

