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WHERE SERVICE COUNTS

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Poole



# Poole

## LEASEHOLD PRICE OIEO £260,000

A superbly presented two bedroom top floor apartment located in a premier location within easy reach of Westbourne Village and Bournemouth Town Centre via the beautiful Bournemouth Gardens. The property offers spacious living accommodation offering a pleasant outlook towards Coy Pond and further benefits from a separate study, two modern bath/shower rooms and allocated parking.

On entering the property a welcoming hallway, offering ample storage cupboards, leads via double doors into a light and spacious living room offering a pleasant outlook. The living room leads into a separate kitchen featuring ample units finished with a matching work surface.

The master bedroom features an impressive floor to ceiling window, built in wardrobe and is served by a modern en suite shower room. The property further benefits from a separate study providing access to the eaves storage. A further modern fitted bathroom completes the accommodation.

The property is situated within superbly maintained communal grounds and conveyed with an allocated parking space and further visitor parking. The property also provides direct gated access to Coy Pond which leads to Bournemouth Gardens.

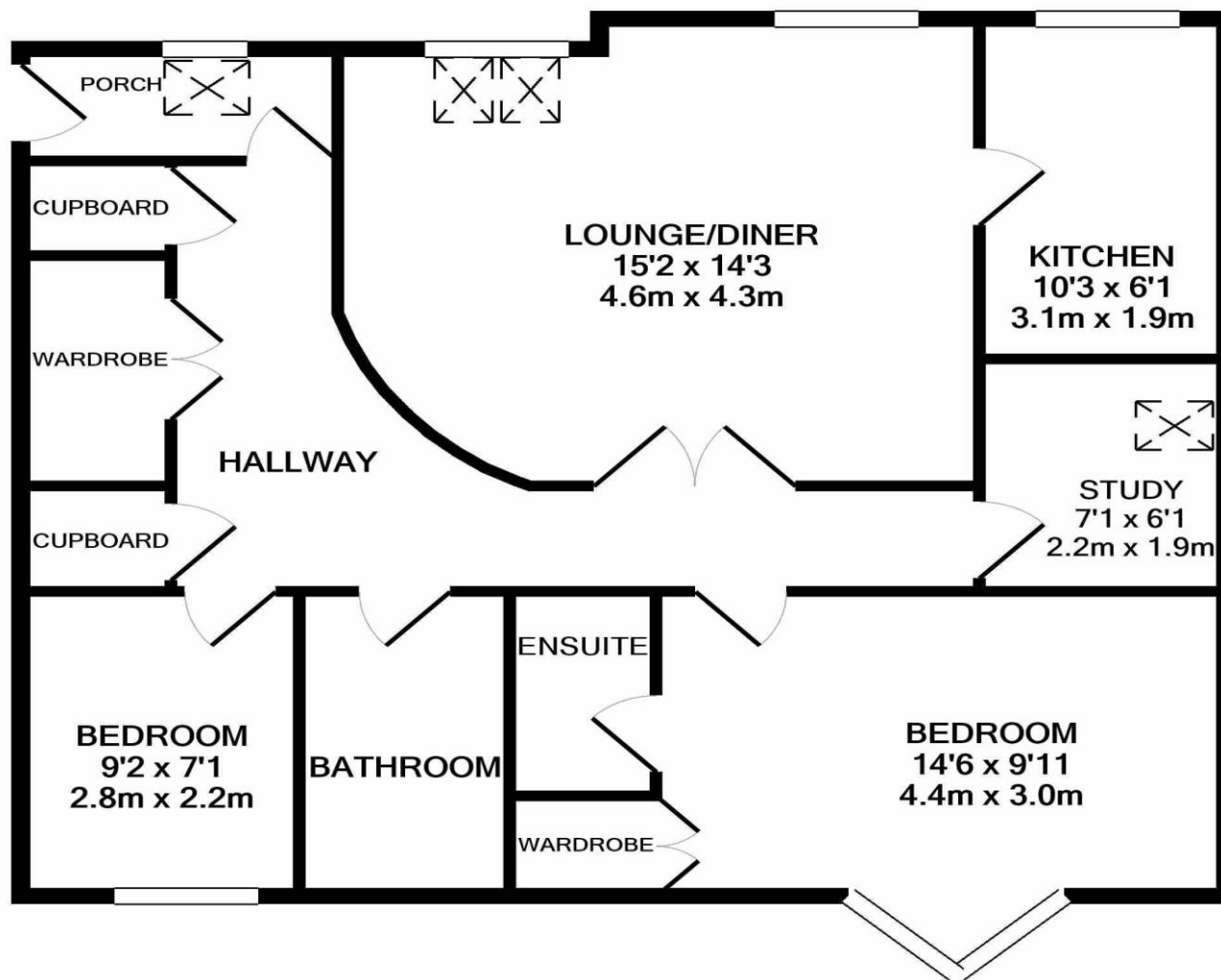
Leasehold with approximately 110 years remaining. Maintenance £847.22 every 6 months. Sinking fund contribution £150 per year. Ground rent £200 per annum.

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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.





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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