



HEARNES

WHERE SERVICE COUNTS

Bournemouth

Bournemouth

LEASEHOLD PRICE £185,000

A stunning top floor apartment located in a sought after location within easy reach of Bournemouth Town Centre, main transport links and the award winning sandy beaches. This unique apartment features a large, private roof terrace whilst further benefiting from two double bedrooms, two modern bath/shower rooms and a garage.

On entering the property a hallway leads into a spacious living/dining room featuring two access points onto a private roof terrace. A separate kitchen offers ample floor and wall mounted units whilst also providing access to the roof terrace. Both bedrooms are double in size with the master bedroom being served by a modern en suite shower room. A further bathroom completes the accommodation.

Externally the property features a large, private roof terrace offering a pleasant outlook perfect for al fresco dining. The property is conveyed with a garage and benefits from residents parking.

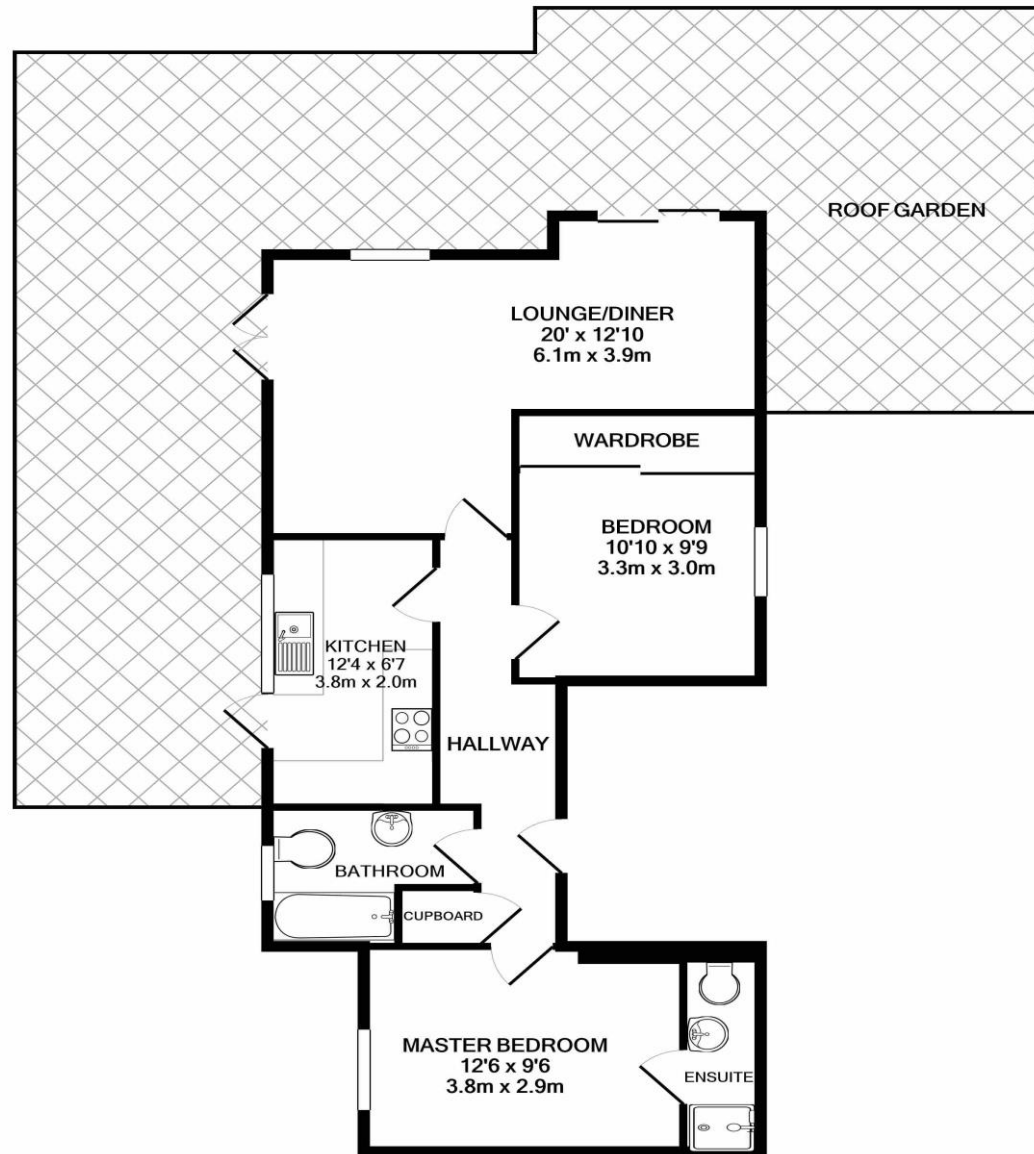
Leasehold, term to be confirmed. Maintenance charge approximately £1,800 per annum. Ground rent to be advised.



COUNCIL TAX BAND: C

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.



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

