



HEARNES

WHERE SERVICE COUNTS



An impressive two bedroom first floor character apartment located in a popular residential location within easy reach of Bournemouth Town Centre and main transport links including mainline train station.

The property includes from many original features such as high ceilings and bay windows whilst benefitting from a large master bedroom with en suite shower room, residents parking and a share of freehold.

On entering the property an entrance hall, with useful storage cupboards, leads into a spacious living room offering a pleasant outlook. The living room opens into a kitchen offering ample floor and wall mounted units. A particular feature of the property is the impressive master bedroom with feature bay window and en suite shower room. A further, modern fitted family bathroom, completes the accommodation.

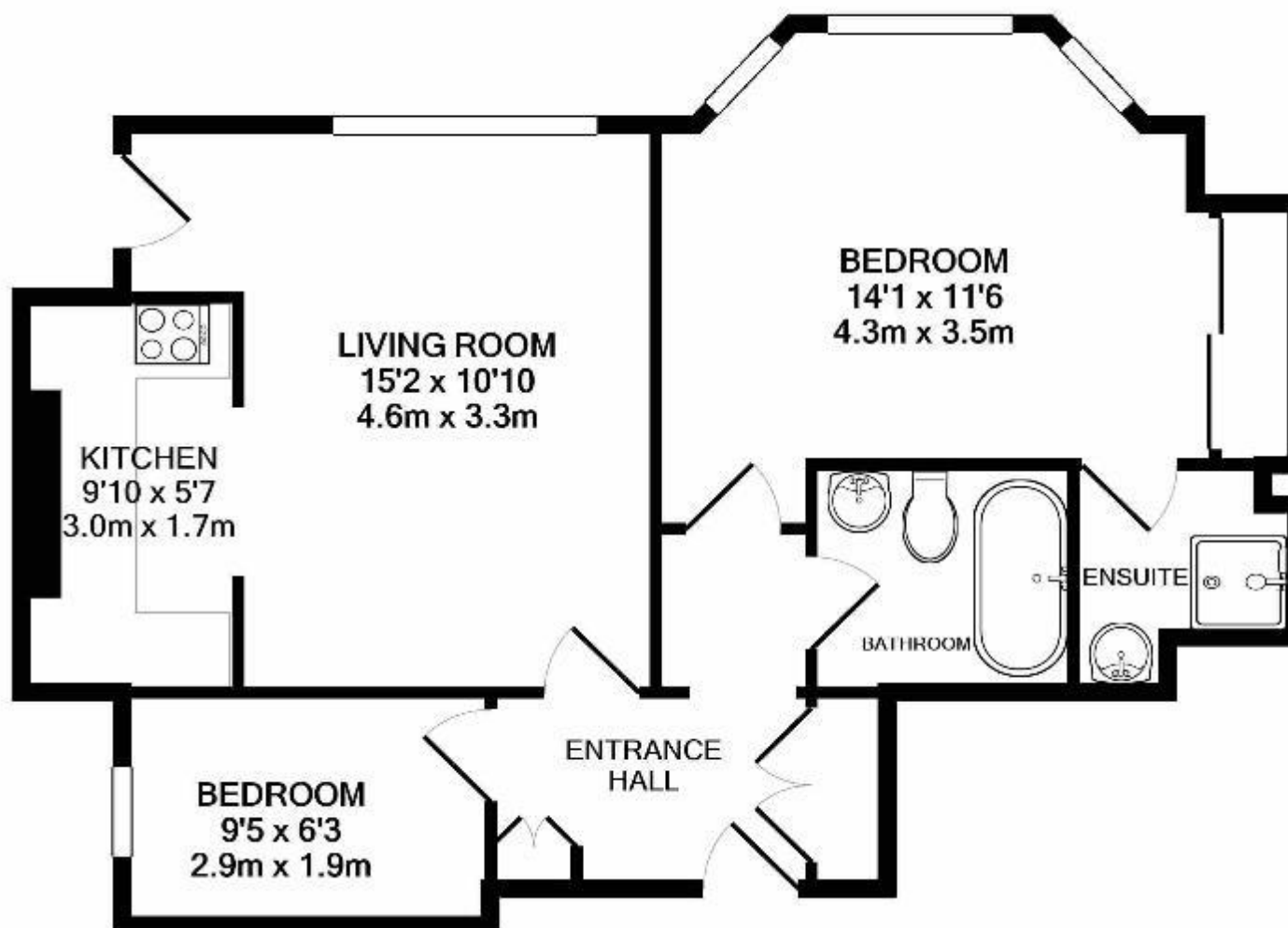
The property benefits from ample residents parking.

**COUNCIL TAX BAND: B**

**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 610 SQ.FT. (56.7 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



