



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom, two bathroom first floor apartment situated in the premier West Cliff location with a level walk of the popular Westbourne Village offering a range of boutique shops, bars and restaurants and only a short distance to the award winning sandy beaches. The property has been superbly maintained by the current owner and benefits from a southerly facing balcony, garage in block and share of freehold.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift leading to the first floor and entrance of the apartment. On entering the property a hallway leads into an impressive living room, separate dining area and opening onto a private, southerly facing balcony offering a pleasant outlook. A separate kitchen offers ample floor and wall mounted units finished with a matching work surface, breakfast bar seating area and range of integrated appliances.

Both bedrooms are double in size and benefit from fitted wardrobes with the master bedroom being served by an en-suite bathroom. A further bathroom completes the accommodation.

The property is situated within superbly maintained communal grounds and is conveyed with a garage located in a block to the rear of the development.

Share of freehold: 999 year lease from 2005

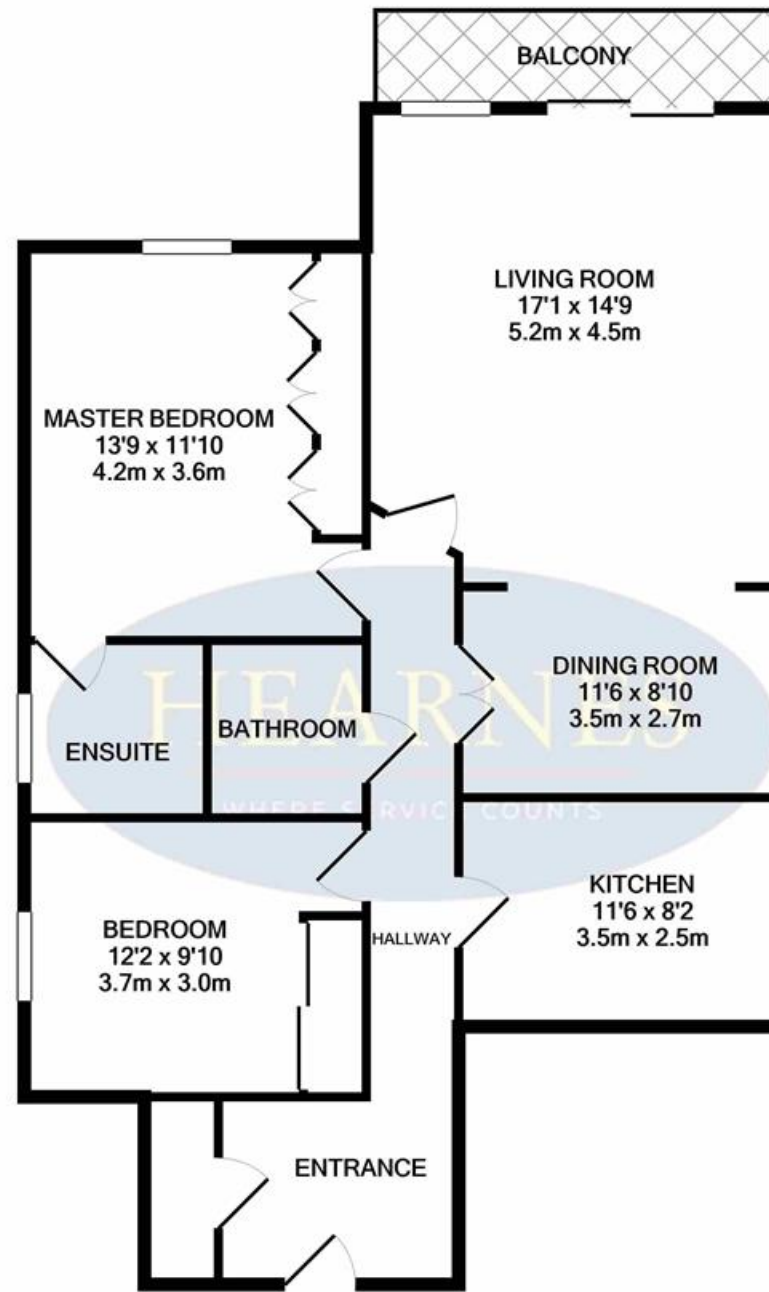
Maintenance: £1670 per annum

EPC RATING: C

COUNCIL TAX BAND: E

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.





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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

