

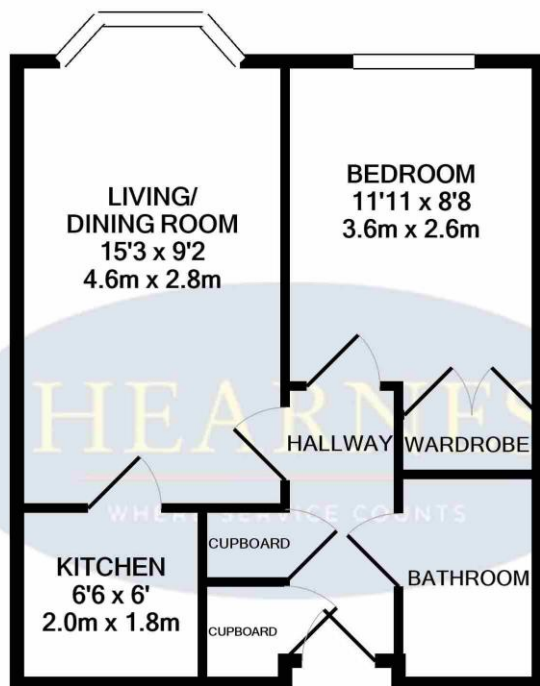
HEARNES

WHERE SERVICE COUNTS



A beautifully presented one bedroom apartment situated in a prestigious development for the over 55's. Conveniently located close to the Town Centre and benefitting from a wealth of facilities to include a swimming pool, residents lounge and restaurant.

www.hearnes.com



TOTAL APPROX. FLOOR AREA 377 SQ.FT. (35.0 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

Made with Metropix ©2021

For illustrative purposes only - not to scale.

A superbly presented one bedroom apartment situated in a prestigious development for the over 55's. The development benefits from many facilities including a restaurant, residents lounge and conservatory, swimming pool, laundry room, guest suite, house manager, hairdressers and Careline pull cords. Being located 0.3 mile away from Bournemouth Train Station and just 1 mile to Bournemouth Town Centre the property is ideally located as a main residence or second home.

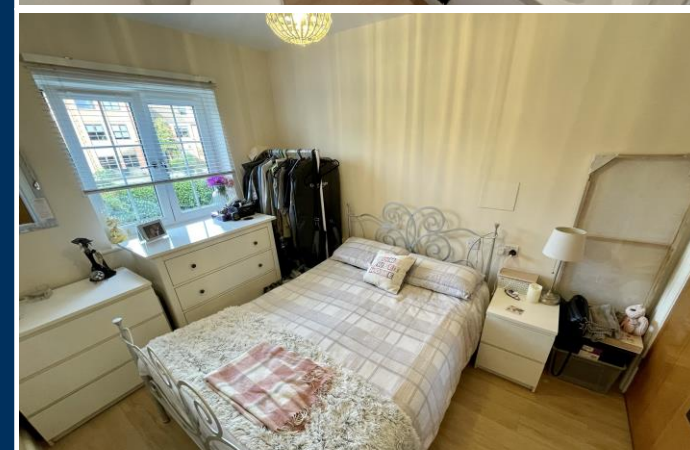
The property is located on the first floor which can be reached via either stairs or a lift. On entering the property there is a hallway with two useful storage cupboards, a good-sized double bedroom with built in wardrobes, spacious modern fitted bathroom and a living/dining room with an attractive bay window and access to a recently re-fitted kitchen with integrated oven, hob and fridge/freezer.

Externally the property is situated within well maintained communal grounds and benefits from residents parking to the rear of the development.

Approximately 120 years remaining on lease.
Maintenance charges approximately £3300 pa.

COUNCIL TAX BAND: D

EPC: C



01202 317317
www.hearnes.com

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.