



HEARNES

WHERE SERVICE COUNTS

SHARE OF FREEHOLD PRICE £270,000

A superbly presented two double bedroom first floor apartment located in the heart of Bournemouth Town Centre with a moments walk of the award winning sandy beaches, beautiful Bournemouth Gardens and range of shops, bars and restaurants. The property has been superbly maintained by the current owner and features a recently fitted en suite shower room, sunny aspect balcony and secure covered parking. The property further benefits from a share of freehold and is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property a hallway leads into a light and spacious living/dining room with double doors leading onto a sunny aspect balcony. A separate kitchen offers ample floor and wall mounted units finished with a matching work surface.

Both bedrooms are double in size with the master bedroom being served by a luxury en suite shower room. A further family bathroom completes the accommodation.

Externally the property is situated within superbly maintained communal grounds with the development accessed via electrically operated gates. The property is conveyed with an allocated under cover parking space along with two visitor parking permits.

Share of freehold

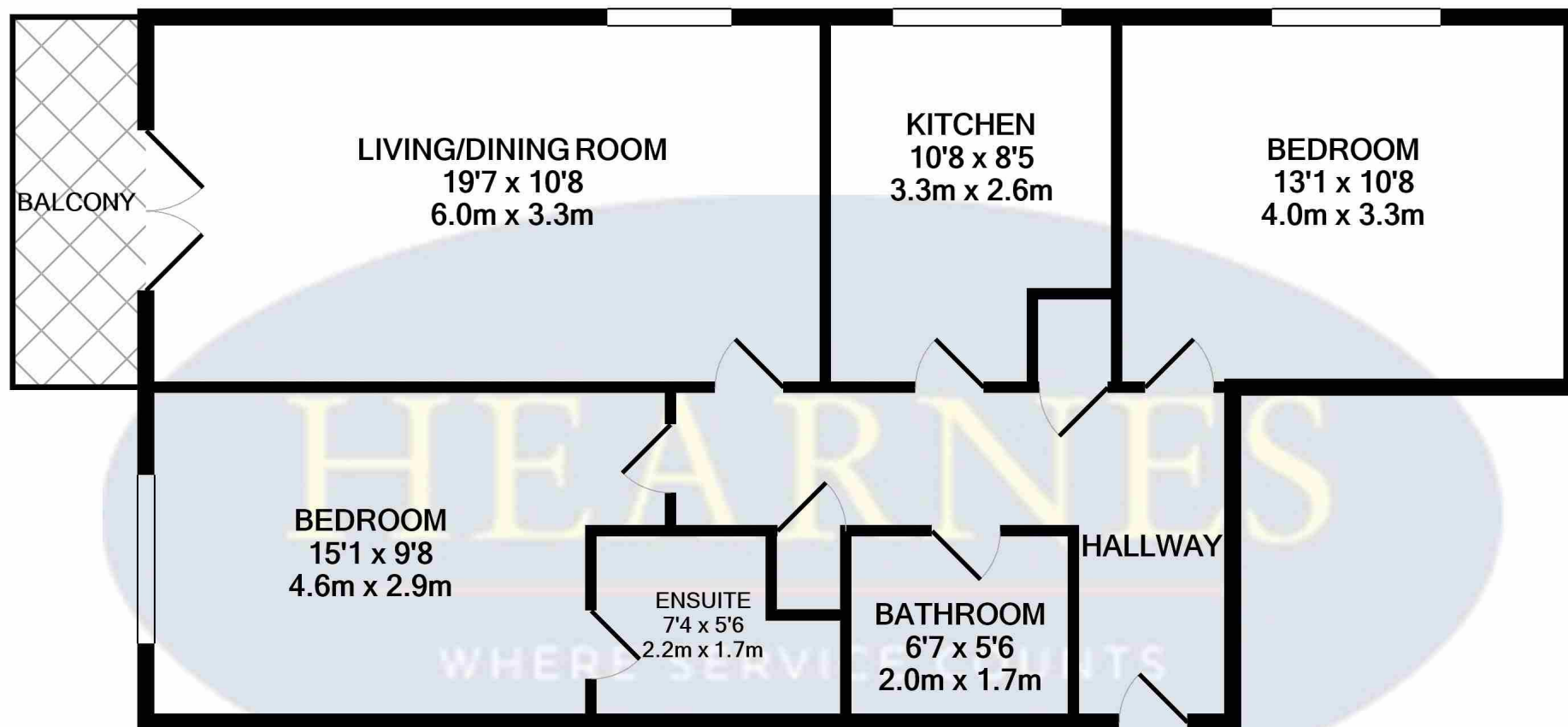
Maintenance: Approx. £954.09 every 6 months

EPC RATING: B

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.



TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 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

