



Estate Agents



Auctioneers



# Warren Edge Road, Hengistbury Head, Bournemouth, BH6 4AJ

## £375,000 Share of Freehold

### Penthouse Apartment with Sea & Harbour Views from Sun Terrace

**Communal Entrance with Stairs & Lift | Private Lift Lobby | Entrance Hallway | Open Plan Living and Kitchen Space  
15' Master Bedroom with En Suite | Second Double Bedroom | Main Bathroom | 19' Sun Terrace | Allocated Parking | No Chain**

A rare opportunity to purchase a two bedroom, two bathroom Penthouse style apartment, with stunning sea and harbour views from the 19' sun terrace! This quiet modern block is located in Hengistbury Head, just a short walk from the clifftops and sandy beaches as well as nearby walks along the River Stour and Christchurch Harbour. The towns of Christchurch and Southbourne are both within 2 miles offering an array of shopping and eateries. The property benefits from UPVC double glazing, gas central heating, impressive 28' x 24' open plan living space with Juliet balcony, 15' master bedroom with en-suite, second double bedroom, main bathroom and the stunning 19' sun terrace! Viewing is essential.

Enter via the well kept communal entrance with stairs and lift to all floors. This apartment has its own private second floor hallway so you enter and exit the lift in your own private lobby; a further front door then leads to the inner hallway. The impressive 28' x 24' open plan living space is light and bright with windows to the front and a Juliet balcony with French doors. The kitchen is fitted with an extensive range of wall and base units with black granite worksurfaces and appliances to include built-in oven & hob, microwave, coffee machine, fridge/freezer and dishwasher. The 15' master bedroom has a window to the front and its own en-suite shower room and w/c. Bedroom two is also a good sized double and French doors lead to the sun terrace! The main bathroom is fitted with a three piece suite of bath, w/c and basin with white tiling.

Outside, exterior 19' private sun terrace with far reaching views across to Christchurch Harbour & the Isle of Wight. Allocated parking for one car.

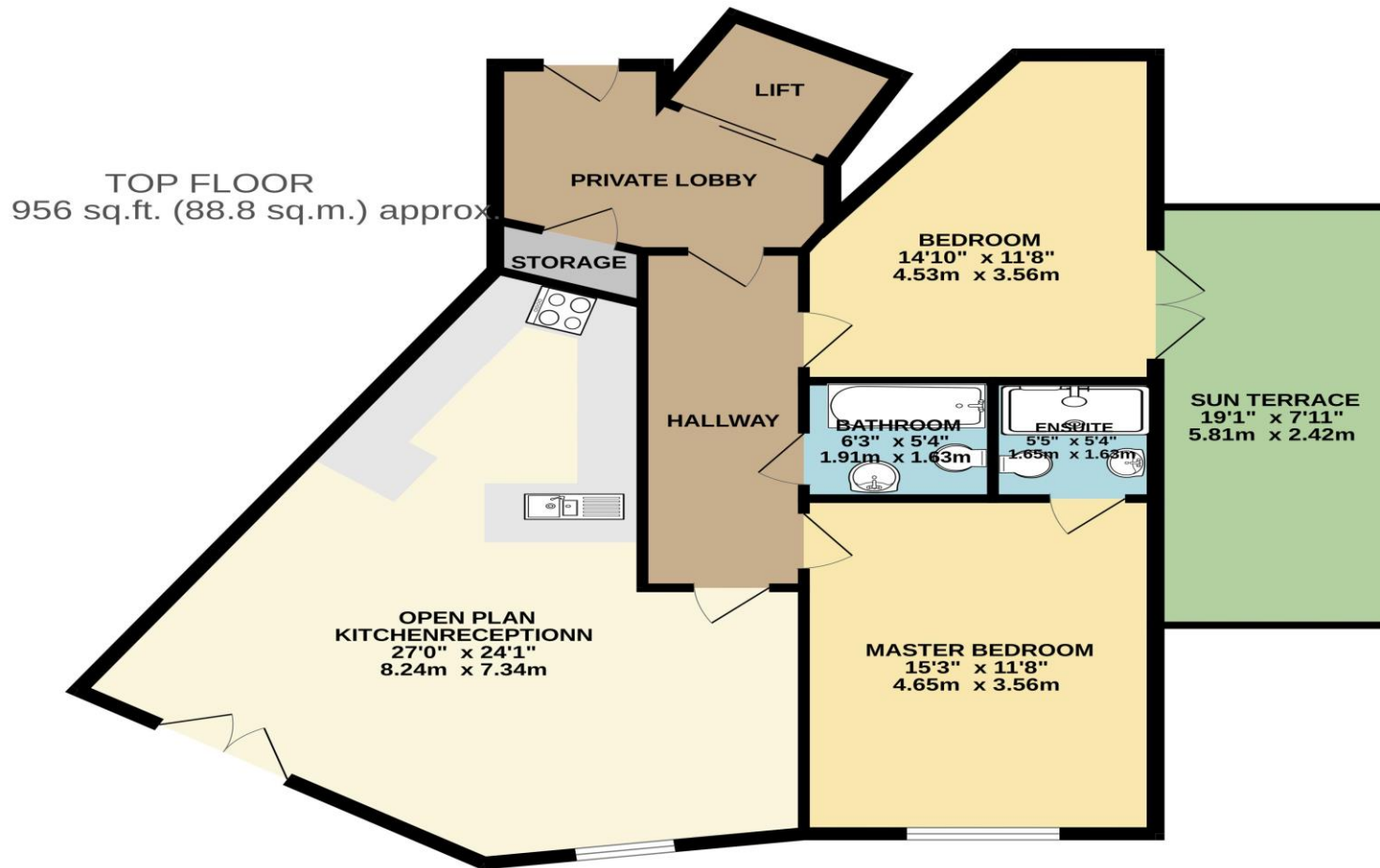
Tenure: Share of Freehold  
Council Tax Band: E

Service Charge: £579 per quarter  
EPC Rating: 76 | C









TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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