



HEARNES

WHERE SERVICE COUNTS

3 Rowan House, Heathpoult Road, BH31 7BX

LEASEHOLD

NO CHAIN. Impeccably maintained communal grounds, allocated parking and additional visitor parking, are just a few features of this incredibly stylish, light and spacious first floor apartment, that has low running costs, a long lease and the residue of a 10 year NHBC guarantee (expires 2032).

This beautifully constructed, Pennyfarthing home was carefully designed and constructed to a high standard in 2022 and briefly comprises two well-proportioned double bedrooms serviced by a sleek, contemporary style bathroom.

The heart of this impressive apartment is the stunning, open plan kitchen/living space, the kitchen area having been thoughtfully designed to maximise the available space. It has a bright and spacious, dual-aspect and Juliet balcony, making it lovely and light, even on the dullest of days.

This stunning property further benefits from efficient gas central heating (EPC B), double glazing, a video entry phone system and two incredibly spacious storage cupboards.

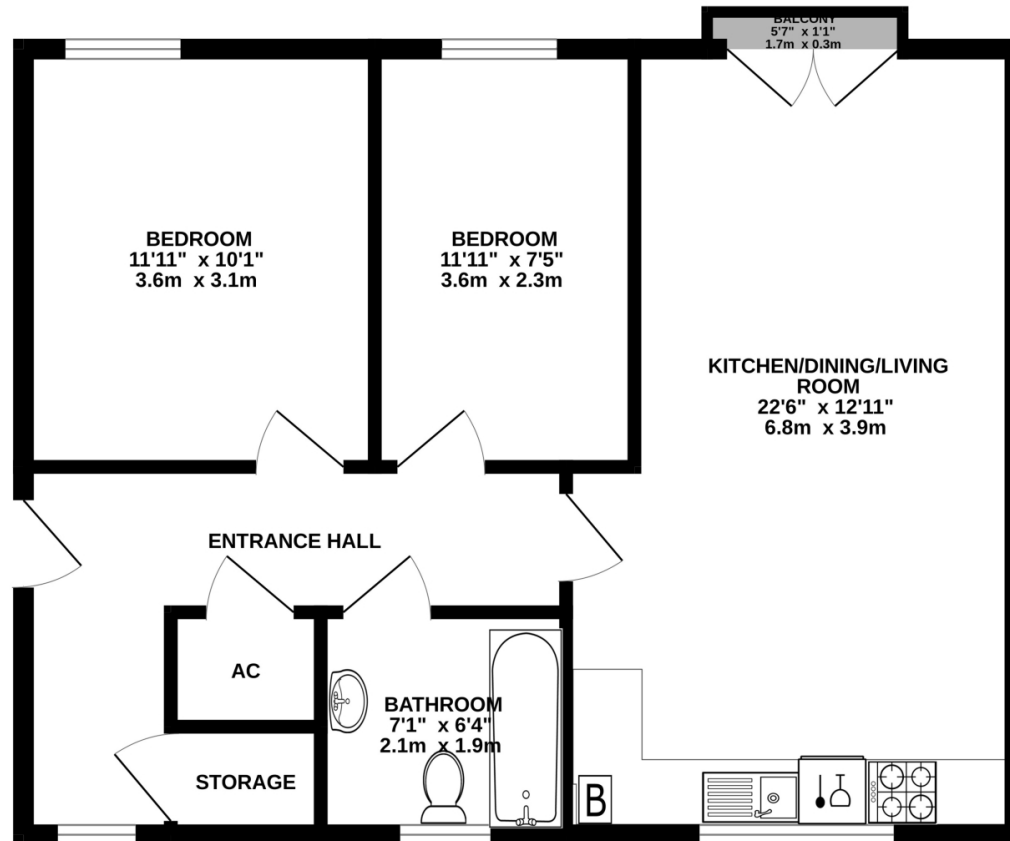
Outside are well maintained, communal grounds, visitor parking and an allocated parking space conveyed in the sale.

NO ONWARD CHAIN

Lease 999 years from 1st January 2022



GROUND FLOOR
635 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (58.9 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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