



HIVE

11 THE GATEHOUSE
2 DURRANT ROAD
BOURNEMOUTH
BH2 6LE



Agent's introduction

This beautifully presented ground-floor apartment offers its own private entrance and an enviable position beside Bournemouth Gardens, just 0.7 miles from the beach. Inside, the property features a spacious living and dining area, a modern fitted kitchen, a comfortable double bedroom and a contemporary shower room. The home also benefits from allocated parking, making day-to-day living even more convenient. With its superb location and well-kept interior, this apartment is an excellent choice for first-time buyers, a coastal holiday retreat, or anyone looking to downsize.







Property highlights

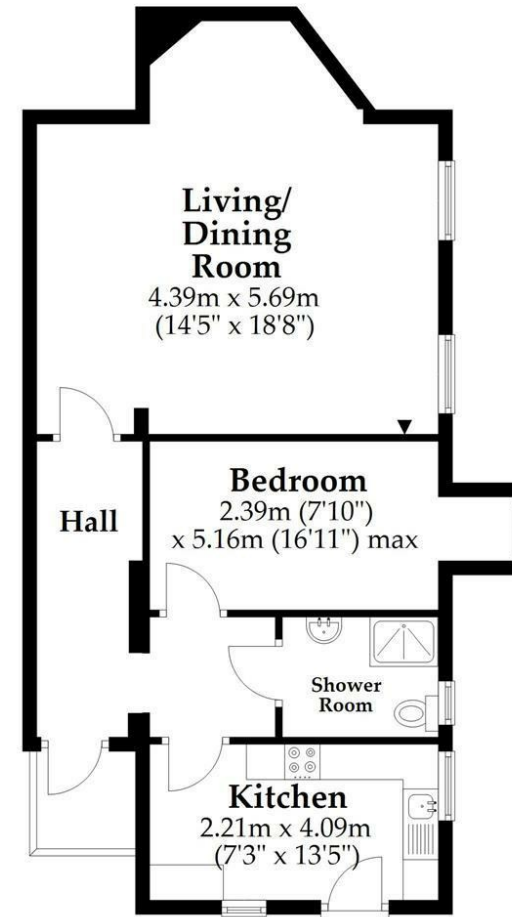
- Immaculately Presented Ground Floor Apartment
- Private Entrance
- Fantastic Location Next to Bournemouth Gardens, Just 0.7 Miles from the Beach
- Large Living/Dining Room
- Modern Kitchen
- Double Bedroom
- Modern Shower Room
- Allocated Parking
- Ideal FTB, Holiday Home or if Downsizing
- Share of Freehold/Long Lease



Floor plan and EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Total area: approx. 65.4 sq. metres (704.5 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







HIVE & PARTNERS Unit F1, Arena Business Centre 9 Nimrod Way, Ferndown, BH21 7UH
01202 122 002 | www.hiveandpartners.co.uk | sales@hiveandpartners.co.uk