





House and Son are delighted to offer for sale this three bedroom ground floor apartment in the exceptionally popular development of Hinton Wood. In need of modernisation, this extremely spacious apartment benefits from direct sea views from the living areas and enclosed sun balcony; with balcony door out onto the extensive communal gardens of the development and private gate to the cliff top opposite the beach path, a short walk to the seven miles of golden sandy beach.

The accommodation comprises: entrance hall, lounge, dining room, enclosed balcony, kitchen, three bedrooms, ensuite and family bathrooms. There is secure underground parking and visitor permit parking. Benefits include gas central heating via a communal boiler system but individually controlled, and a share of freehold.

Situated on the East Cliff of Bournemouth with the sandy beaches immediately below and the town within walking distance, this is undoubtedly one of the most sought after residential developments in the area.

COMMUNAL ENTRANCE

With stairs and lifts to all floors.

ENTRANCE HALL

30' 8" x 3' 8" (9.37m x 1.13m)

LIVING ROOM

19' 3" x 11' 11" (5.88m x 3.64m)

DINING ROOM

11' 0" x 9' 11" (3.36m x 3.03m)

BALCONY

26' 10" x 4' 6" (8.18m x 1.38m)

KITCHEN

12' 6" x 8' 1" (3.82m x 2.48m)



BEDROOM ONE

15' 0" x 12' 0" (4.58m x 3.66m)

ENSUITE

6' 10" x 5' 10" (2.09m x 1.80m)

BEDROOM TWO

12' 5" x 10' 10" (3.80m x 3.32m)

BEDROOM THREE

10' 11" x 10' 5" (3.34m x 3.19m)

BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m)

UNDERGROUND GARAGE - SECURE ALLOCATED PARKING

TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: To be confirmed

EPC Rating: D

Council Tax Band: F

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.



House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Total area: approx. 104.3 sq. metres (1123.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

