



Tower Court, 15 Dean Park Road, Bournemouth, Dorset, BH1 1HU



## Property Summary

We are delighted to offer this spacious ground floor two-bedroom apartment, ideally situated in the highly sought-after Bournemouth area. The property has been newly redecorated throughout and benefits from two brand new bathrooms, offering well-presented accommodation with a bright and sunny aspect.



## Key Features

- Two double bedroom
- Ground floor apartment
- Newly redecorated throughout
- Two brand new bathrooms
- Private wraparound terrace
- Spacious living/dining room
- Kitchen with white goods included
- Gas central heating
- Private garage
- Walking distance to Bournemouth Town Centre



## About the Property

We are delighted to offer this spacious ground floor two-bedroom apartment, ideally situated in the highly sought-after Bournemouth area. The property has been newly redecorated throughout and benefits from two brand new bathrooms, offering well-presented accommodation with a bright and sunny aspect.

The apartment comprises a generous entrance hallway with useful storage, leading through to a bright and spacious living/dining room with doors opening onto a large private wraparound terrace - perfect for relaxing. There is a well-equipped kitchen/breakfast room complete with white goods, including a washing machine, oven, gas hob, fridge freezer, and dishwasher. The property offers two double bedrooms, including a principal bedroom with a newly fitted en-suite shower room, alongside a separate modern bathroom with a shower over the bath.

Further benefits include gas central heating, a private garage, and access to well-maintained communal gardens. Visitor parking is available on a first come, first served basis, with additional on-road parking nearby. Ideally located, the property is within easy walking distance of Bournemouth Town Centre, offering a wide range of shops, restaurants, and award-winning sandy beaches.

Council tax Band: D

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: None

Heating type and fuel: Gas central heating

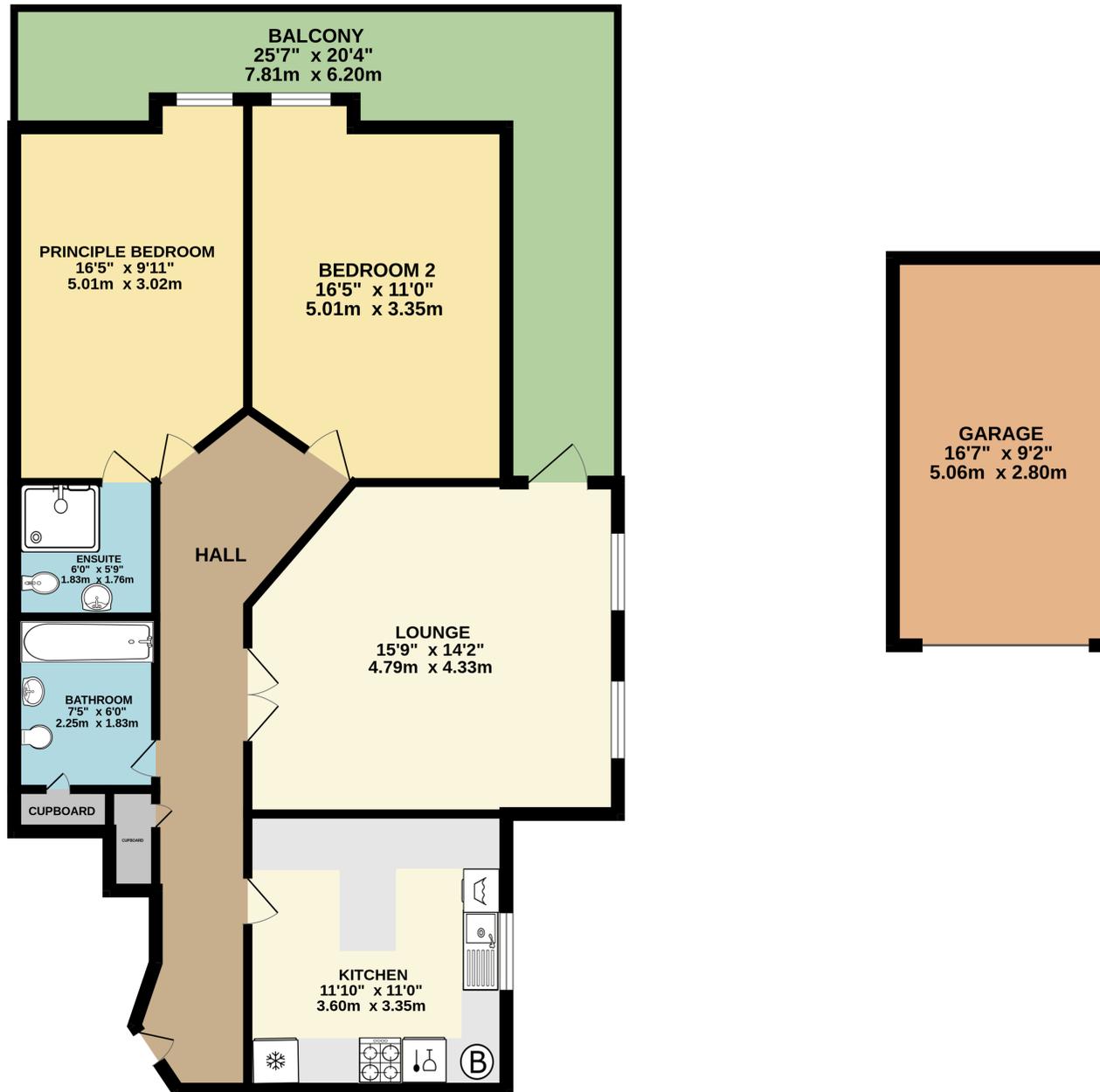
Water supply/sewerage details: Mains

Planning proposals or local development that may affect the property: Not aware

Floor level (if within a building): Ground floor

Unavailable for pets

FIRST FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.





## About the Location

The property is situated close to Bournemouth town centre offering a wide range of shops, restaurants, cafes and leisure facilities plus the famous blue flag sandy beaches. The premier facilities of the superb West Hants Tennis and Leisure Club and Meyrick Park golf course are also nearby. Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

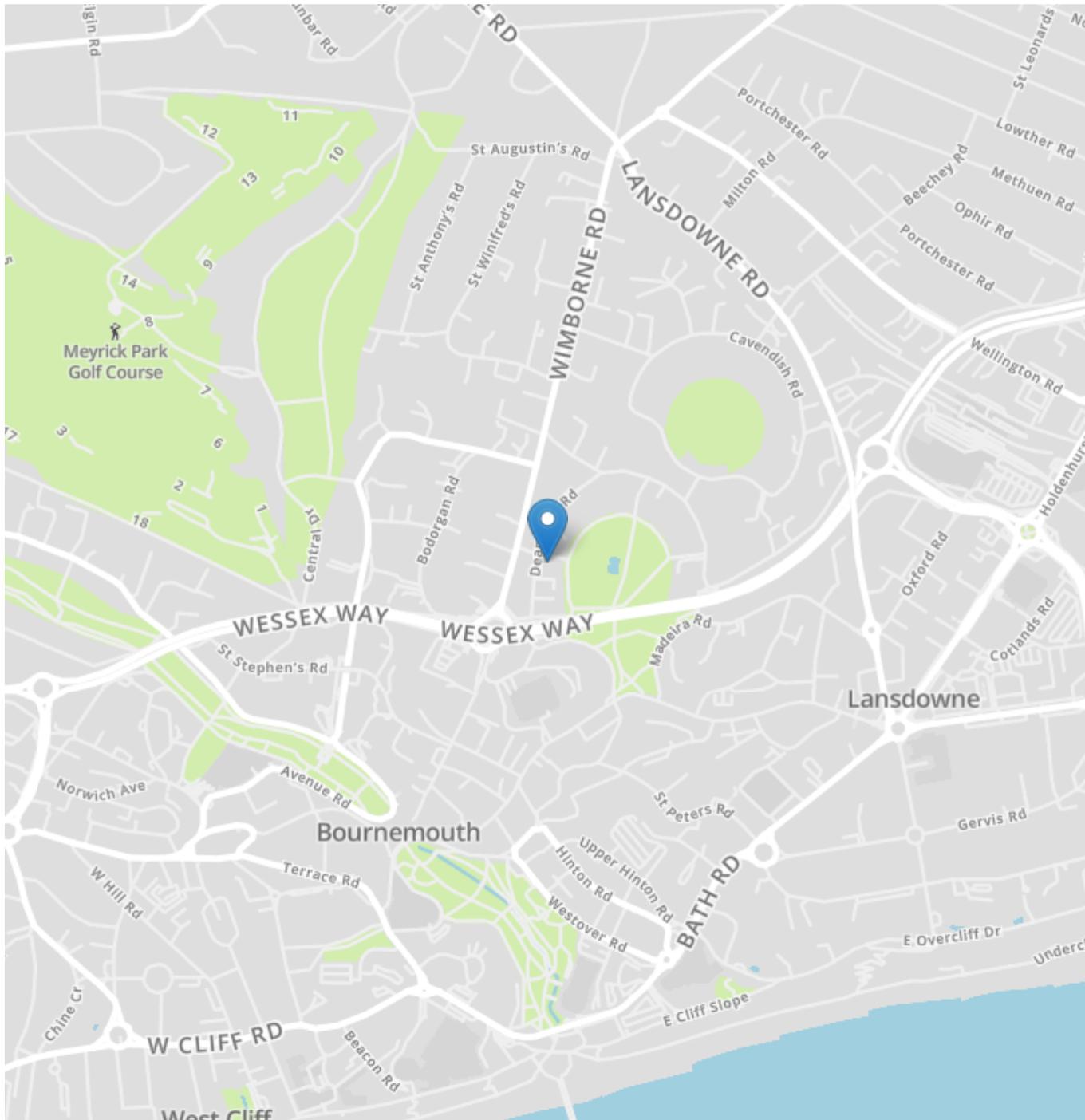


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

### Mays Estate Agents - LETTINGS

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