



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom ground floor apartment, ideally located in the sought-after Dean Park area. Just a short stroll from Bournemouth Town Centre, with its vibrant mix of shops, bars, and restaurants, and moments from the award-winning sandy beaches, the property offers an ideal blend of town and coastal living. Benefitting from a long lease, secure underground parking, and a private terrace overlooking beautifully maintained communal gardens.

The development is accessed via a secure entry phone system, with well-kept communal areas and a lift and stairs providing access to all floors and the apartment itself. Upon entering, a generously sized hallway with a useful storage cupboard leads to all principal rooms. The spacious living room enjoys a peaceful rear aspect and direct access to the terrace. The terrace has ample space for seating and storage with steps leading down to the communal grounds. The modern kitchen/breakfast room is fitted with a range of floor and eye-level units, complemented by contrasting work surfaces and a selection of integrated appliances.

Both bedrooms are comfortable doubles, with the principal bedroom benefitting from a modern en suite shower room with WC and hand wash basin. A luxury family bathroom comprised of bath with shower over, WC and hand wash basin completes the accommodation.

The apartment sits within attractive communal grounds and is conveyed with an allocated space in the secure underground car park.

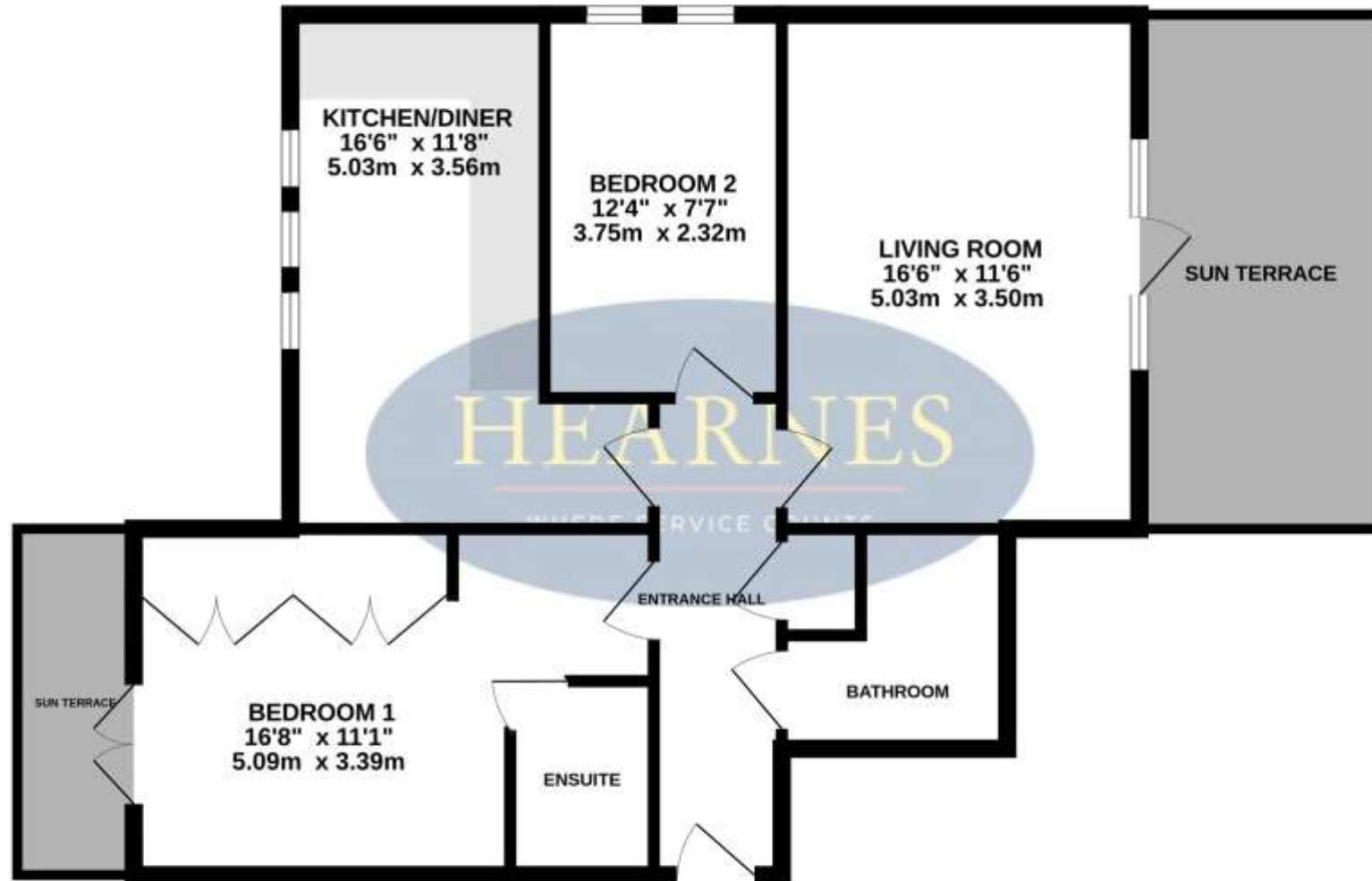
Leasehold with 189 years from 2004 remaining.
Maintenance charges approximately £2,500 per annum.
Ground rent approximately £250 per year.

COUNCIL TAX BAND: D **EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

