



**HEARNES**  
WHERE SERVICE COUNTS

A bright and spacious two double bedroom top floor apartment located in the sought after Dean Park location within easy reach of Bournemouth Town Centre, main transport links and award winning sandy beaches. The property offers generously sized living accommodation, an impressive kitchen, southerly facing balcony and garage. The property further benefits from a share of freehold.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the second floor and entrance to the apartment. On entering the property you are immediately greeted with an impressive and spacious hallway offering ample storage cupboards and space for a home office or study area. A bright and light living/dining room leads onto a private, sunny aspect balcony offering a pleasant wooded outlook. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar seating area and space for a range of kitchen appliances. The property's two bedrooms are both double in size and served by a family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure. Completing the accommodation is a separate WC.

Externally the property is situated within well maintained communal grounds whilst the property is conveyed with a garage and visitor parking.

Share of Freehold - 979 years remaining on the lease

Service Charge - £175 per month - includes building management, gardeners and sinking fund contribution

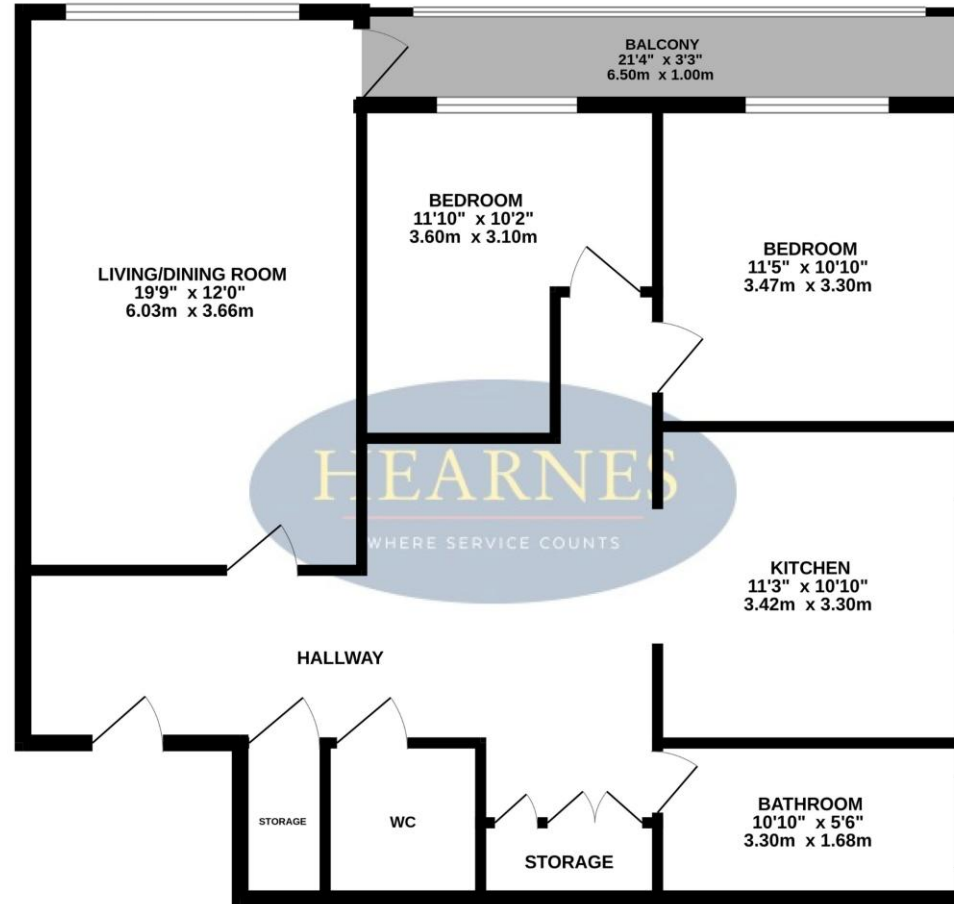
**EPC RATING:D**

**COUNCIL TAX BAND: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



TOP FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.7 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

