



HEARNES
WHERE SERVICE COUNTS

An impressive two bedroom apartment located in the premier Dean Park location within easy reach of Bournemouth Town Centre, main transport links including mainline train station and the award winning sandy beaches. Situated on the top floor the apartment features a modern fitted bathroom, separate kitchen and sunny aspect balcony offering a superb outlook. Further benefits include a garage and share of freehold.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hall providing access to the second floor and entrance to the apartment. On entering the property a hallway, with useful storage cupboard, opens into a spacious, sunny aspect living/dining room opening onto a balcony offering a wonderful outlook over trees. A separate kitchen offers ample floor and wall mounted units finished with a matching work surface, fitted oven and hob along with space for further white goods.

The property's two bedrooms are generous in size and served by a modern fitted bathroom comprising a WC, wash hand basin and bath with shower over.

The development is situated within superbly maintained communal grounds with a sweeping driveway leading to a garage located to the rear.

Share of Freehold - 999 years from 2006

Service Charge - Approximately £558.30 per quarter.

EPC: D

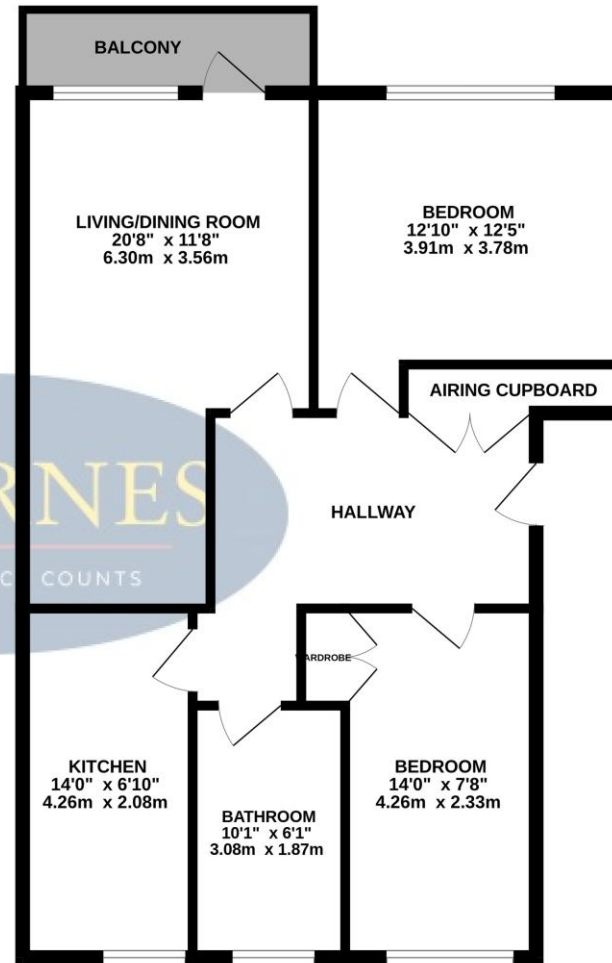
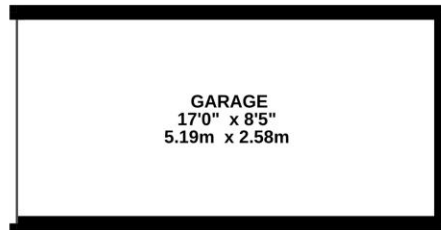
COUNCIL TAX BAND:C

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.



GARAGE
144 sq.ft. (13.4 sq.m.) approx.

SECOND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 915sq.ft. (85.0 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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