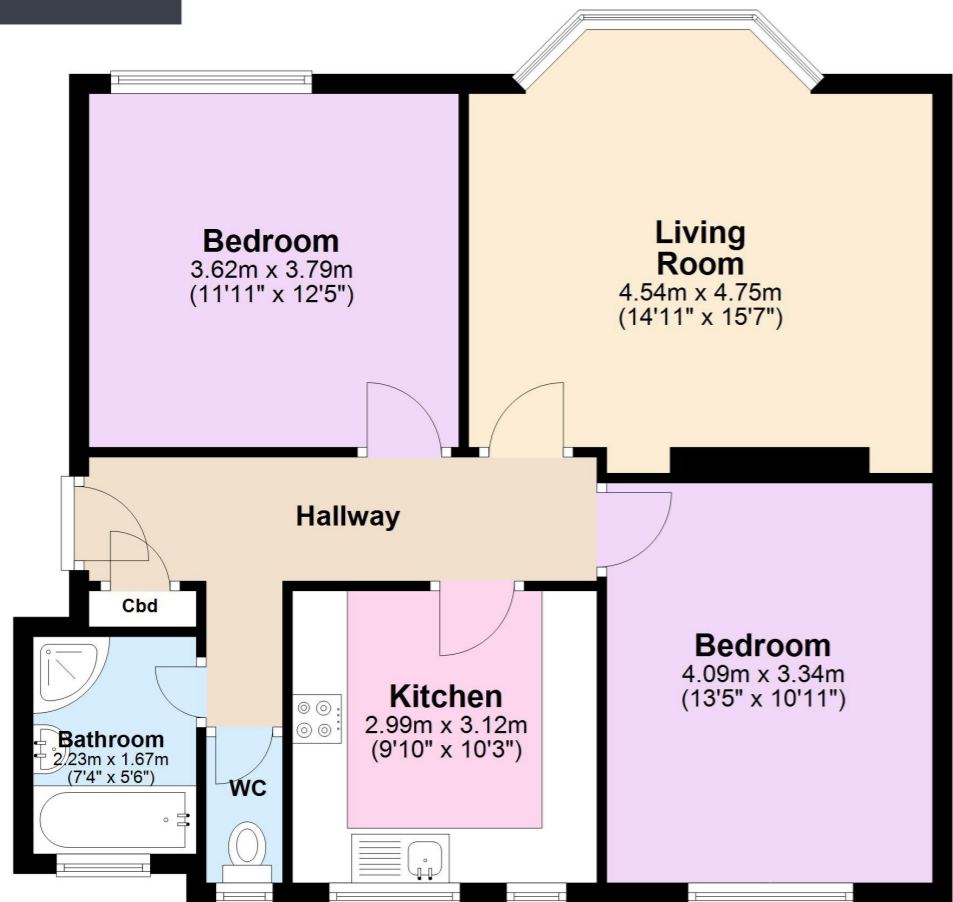




Ground Floor



Total area: approx. 71.1 sq. metres (765.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. 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. Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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LINKHOMES
ESTATE AGENTS



Flat 1, 34 Dean Park Road, Bournemouth, Dorset, BH1 1HY
Guide Price £250,000

**** NO FORWARD CHAIN ** SHARE OF FREEHOLD ** PRIVATE GARDEN **** Link Homes Estate Agents are delighted to offer for sale this two double bedroom ground floor apartment situated in the much desired location of Dean Park. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms with bedroom one offering fitted furniture, a separate kitchen with integrated appliances, a good-sized living room with a feature fireplace, a bathroom suite with both a bath and an enclosed shower, a separate WC, a single garage, a private garden to the front aspect and allocated parking. This is a must-view to appreciate this unique opportunity on offer.

34 Dean Park Road is a purpose-built development of just four apartments and located in the much-desired, quiet and treelined area of Dean Park. The apartment is just a short walk to Bournemouth Town Centre, Bournemouth's award-winning blue flag beaches, local restaurants and bars, high-street retail and Bournemouth Gardens. Other close-by local amenities include the BH2 complex offering Odeon Cinema, Miller & Carter, Mr Mulligan's, Boom Battle Bar and Five Guys. The property is located 0.3 miles away from the A338 and 0.5 miles away from Bournemouth Train Station which offers direct routes to London Waterloo in approximately two hours. A truly great location!



Ground Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, wooden front door to the side aspect, storage cupboard with the consumer unit enclosed, radiator, power points and carpeted flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, feature gas fireplace with marble surround, power points and carpeted flooring.

Kitchen

Coved and smooth set ceiling, ceiling lights, UPVC double glazed windows to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, four point gas hob with overhead extractor fan and integrated oven, space for a washing machine, stainless steel sink with drainer, cupboard with the combination boiler enclosed, tiled splash back, radiator, power points and vinyl flooring.

Bedroom One

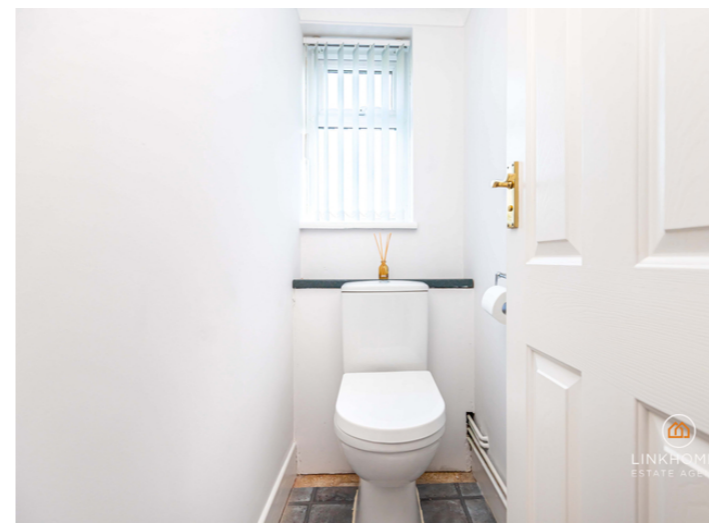
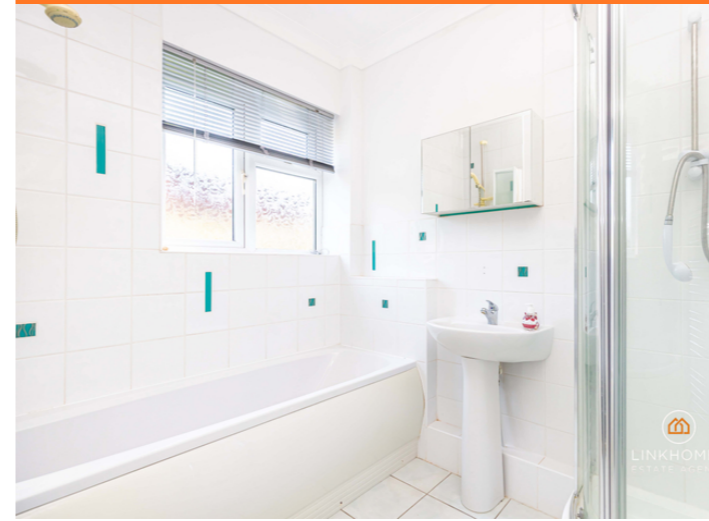
Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, fitted triple wardrobes, radiator, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower, pedestal sink, enclosed shower, wall mounted vanity with mirrored front, stainless steel heated towel rail, part tiled walls and tiled flooring.



Separate W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, toilet and vinyl flooring.

Outside

Garden

Mainly laid to lawn, trees, wooden fence to the front aspect and surrounding shrubbery.

Garage

Pitched roof, manual up and over door with parking to the front of the garage.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 999 years from December 2000
Ground Rent: £0
Service Charge: £2,055 per annum including building insurance, window cleaning, communal cleaning and electricity and gardening.
Managing Agents: No Managing Agents. The building is managed internally by the residents.
Rentals are permitted with a minimum term of 12 months and are subject to permission from the remaining freeholders.
Holiday lets are not permitted.
Pets are permitted, subject to permission from the other Freeholders
EPC: D
Council Tax Band: C - Approximately £2,133.33 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £2,500
Additional Property: £15,000