



HEARNES

WHERE SERVICE COUNTS

An extensively refurbished two double bedroom first floor apartment situated in the popular location of Dean Park within walking distance of Bournemouth town centre, Station, and award winning sandy beaches. The property offers bright and spacious accommodation featuring a luxury fitted kitchen, spacious hallway with study area, modern bath/shower rooms and south facing balcony offering woodland views. Further benefits include a share of freehold and garage.

On entering the property, a spacious feature hallway with additional storage makes a perfect study or dining area. From the hallway a impressive dual aspect living/dining room offering access onto a large southerly facing balcony with pleasant woodland view. Benefitting from engineered flooring and bifolding wooden shutters. A luxury fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting granite work surface and integrated appliances to include has/induction hob, full size dishwasher, double oven, extractor and washing machine.

The two bedrooms both southerly aspect are generously sized double rooms. Both bedrooms are served by a modern bath/shower room comprised of separate shower enclosure, bath, WC and hand wash basin. Completing the accommodation a separate WC.

The property is conveyed with a garage, parking is permitted onsite along with visitor parking.

Maintenance charge approximately £ per annum and a large sinking fund in place. Share of freehold with years remaining.

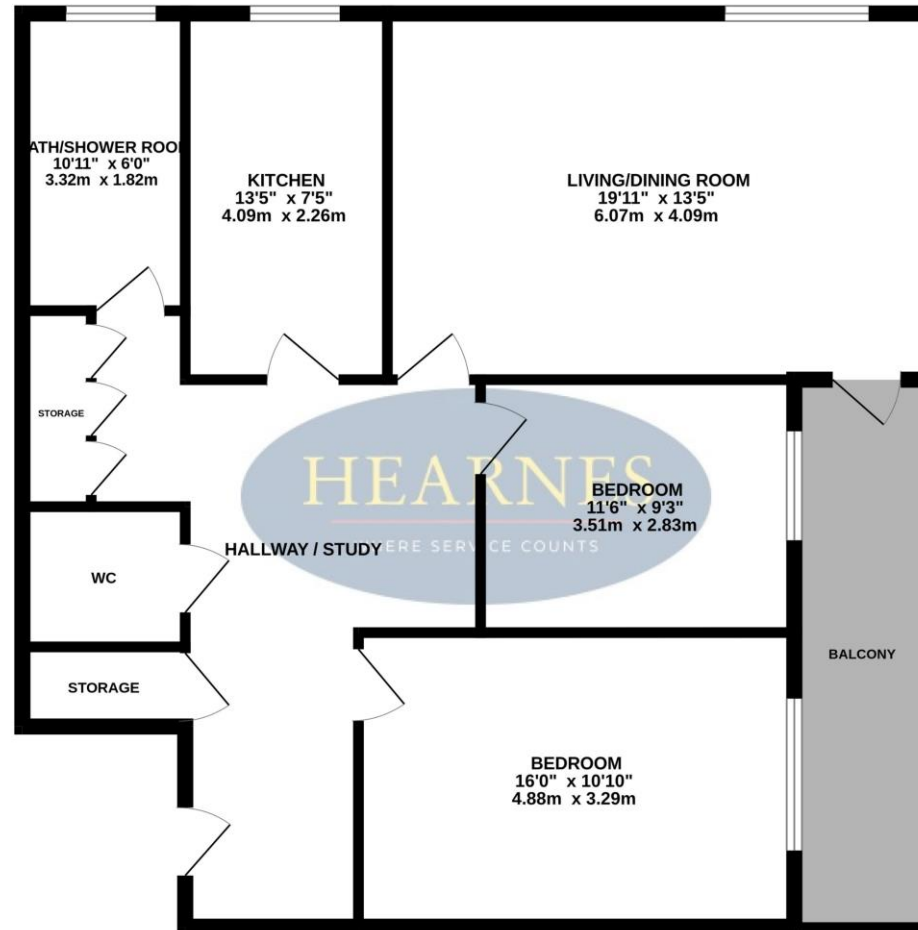
COUNCIL TAX BAND: C

EPC RATING: C

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



FIRST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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.
Made with Metropix ©2024

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

