



HEARNES

WHERE SERVICE COUNTS



An impressive two double bedroom ground floor apartment located in the highly sought after Dean Park location within a moments walk to Bournemouth Town Centre and the award winning sandy beaches whilst also providing easy access to main transport links. The property has been superbly maintained and updated by the current owner and features a spacious open plan living area, modern fitted kitchen and bathroom whilst also benefitting from a long lease and garage.

On entering the property a spacious hallway, with useful storage cupboards, leads into a bright and spacious open plan living room which leads on to a private patio seating area. The living area opens into a generously sized dining area which in turn leads to a modern fitted kitchen offering a comprehensive range of floor and wall mounted units, finished with a matching work surface and space for a range of kitchen appliances. The property features two generously sized double bedrooms both of which are served by a modern fitted bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is situated within superbly maintained communal gardens whilst the property is conveyed with a garage, located to the rear of the property.

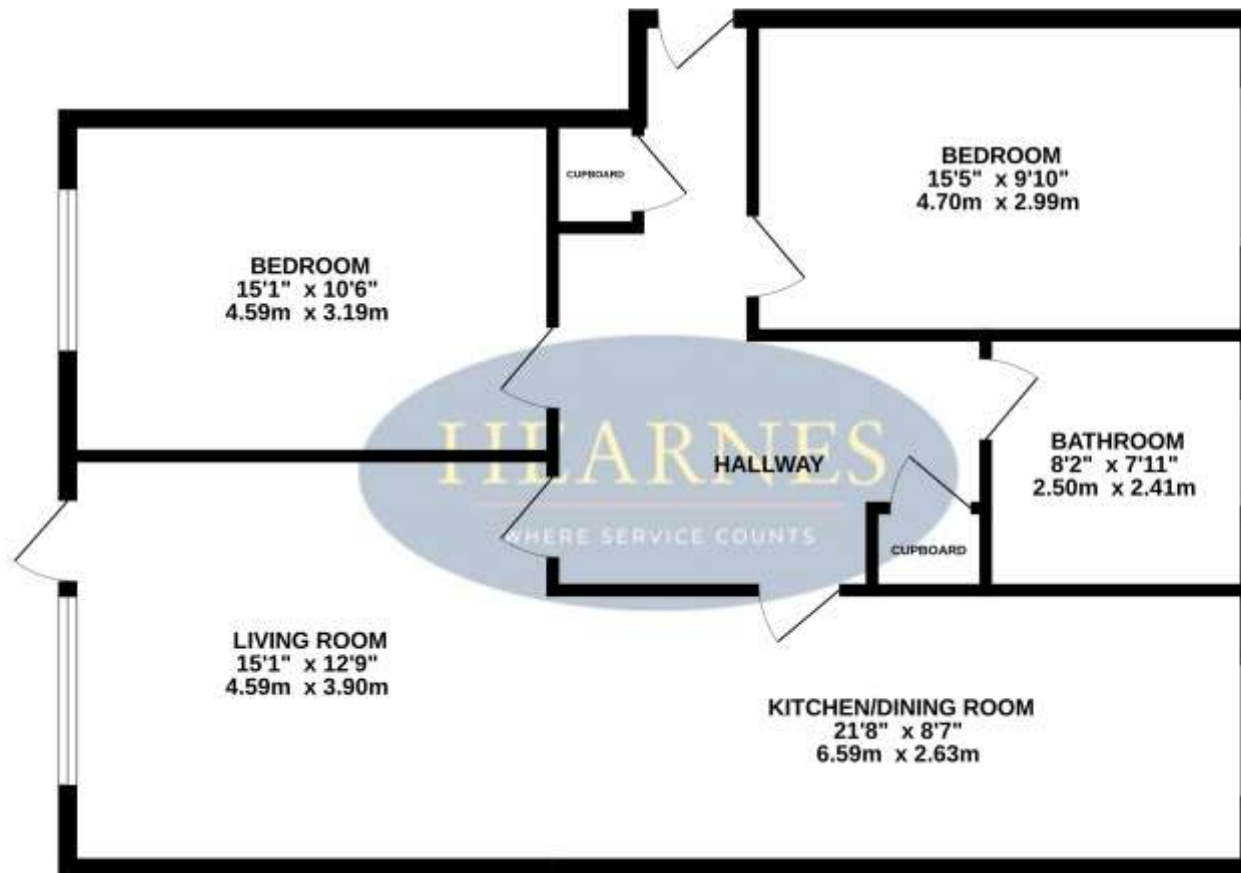
**EPC RATING: TBC**

**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.



GROUND FLOOR  
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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 02/2025

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



