



HEARNES
WHERE SERVICE COUNTS

An exceptional two double-bedroom, first-floor character apartment set within an impressive conversion in the highly desirable Dean Park. Ideally positioned within easy reach of Meyrick Park, which boasts an 18-hole golf course and leisure club, the property is also just a short walk from Bournemouth Town Centre, award-winning sandy beaches, and excellent transport links, with Bournemouth Train and Bus Station only a ten minute walk away. Finished to an exceptional standard throughout while retaining many original character features, the apartment further benefits from a luxury kitchen, two bath/shower rooms, ample storage, allocated parking, and a garage.

On entering the property a welcoming hallway leads into an impressive living/dining room with feature bay window and fireplace. A recently refitted kitchen offers a comprehensive range of floor and eye level units finished with a contrasting work surface and integrated appliances.

The primary bedroom extends beyond 14 feet and boasts a luxurious en-suite shower room, complete with a useful storage cupboard above. The second bedroom is also an exceptionally spacious double, featuring a stunning bay window with bespoke seating and integrated storage. It is served by a beautifully refitted bathroom, which includes a WC, a shower over the bath, and a bespoke vanity unit with an elegant sink.

Externally the apartment benefits from its own allocated parking and detached garage.

Approximately 161 years remaining on the lease.

Maintenance is approximately £1,212.50 per annum to include management fees, gardening, sinking fund contribution.

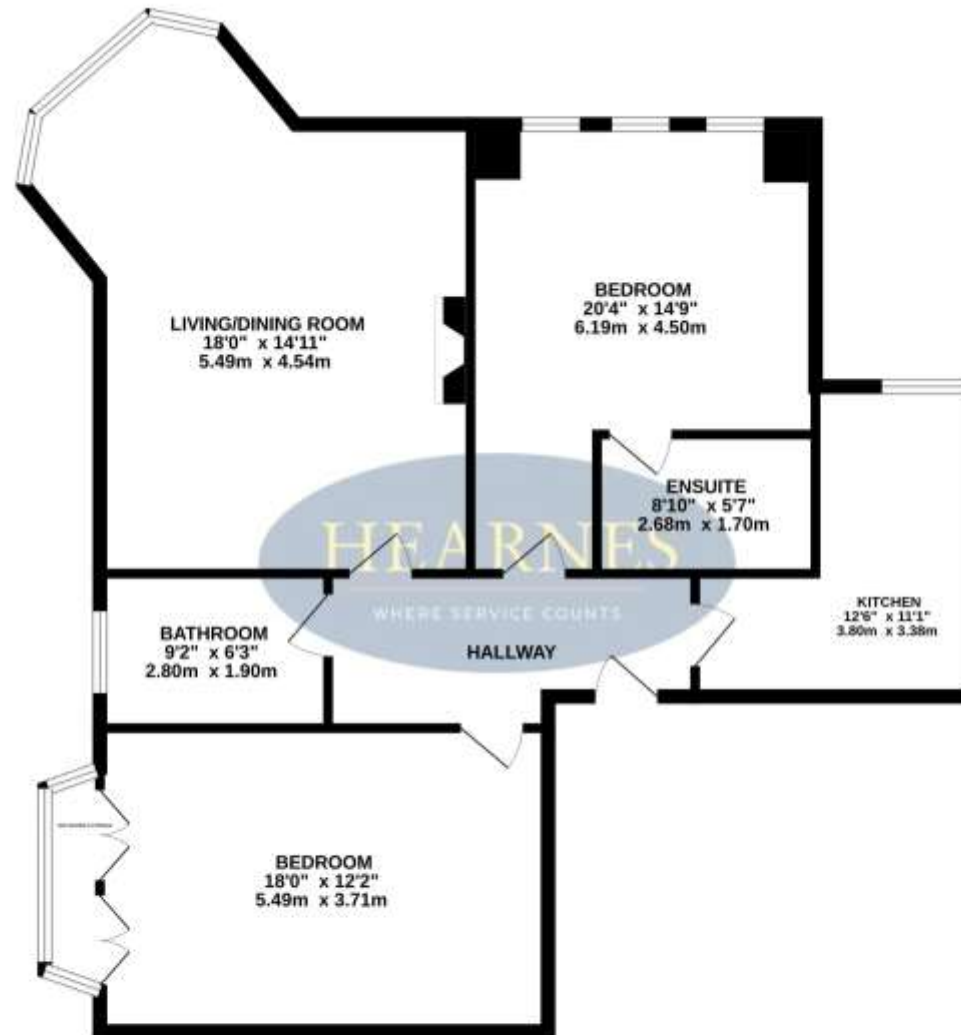
Council Tax Band: C

EPC: D

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.



1027 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.5 sq.m.) approx.

Weed every attempt has been made to ensure the accuracy of the Hearnes customer form, measurements of doors, windows, rooms and any other items and appropriate and no responsibility is taken for any error, omissions or non-statements. This plan is for illustration 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 operating or efficiency can be given.
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