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## Flat 10, 29 Deansway Court, Dean Park Road, Bournemouth, Dorset BH1 1HY

£250,000

### The Property

Brown and Kay are delighted to market this spacious two double bedroom top floor apartment in this highly sought after location of Dean Park within walking distance of Bournemouth town centre, station and award winning sandy beaches. Offered for sale with no forward chain viewings are highly recommended.

The home, positioned on the top floor, enjoys bright and generously proportioned accommodation. Benefits include a 17' lounge/dining room with balcony off, well fitted kitchen/breakfast room, bedroom one which is a large double, bedroom two which is also of a good size with fitted wardrobes. Bathroom and separate w.c. Furthermore, there is a garage to the rear, a share of freehold and well maintained communal grounds.

### ENTRANCE HALL

Storage cupboards.

### KITCHEN

11' 5" x 8' 5" (3.48m x 2.57m) Mix of base and wall units with complementary work surfaces, large double glazed window to front aspect. Integrated gas hob with extractor fan above, space for integrated oven. Space for washing machine, fridge/freezer and further appliances.

### BATHROOM

Wash hand basin, heated towel rail, bath with shower over.

### W.C

### BEDROOM ONE

14' 6" x 10' 10" (4.42m x 3.30m) Large double glazed window to front aspect.

### BEDROOM TWO

14' 11" x 8' 8" (4.55m x 2.64m) Fitted wardrobe, double glazed window to side aspect.

### LIVING ROOM

17' 11" x 14' 9" (5.46m x 4.50m) Dual aspect windows to front and rear aspect, patio door to balcony, electric fireplace.

### BALCONY

Sunny aspect balcony.

### GARAGE

In block.

### TENURE - SHARE OF FREEHOLD

999 year lease from September 2005.

**SERVICE CHARGE - £85.65 Per month.**

**COUNCIL TAX - BAND C**