



HEARNES
WHERE SERVICE COUNTS

A stunning two double bedroom character ground 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 an open plan kitchen/living/dining room, two bath/shower rooms, private entrance, and terrace. Further benefits include a share of freehold and garage.

On entering the property through a private entrance, a spacious hallway leads into an impressive kitchen/living/dining room with character bay window overlooking a private terrace. A modern fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface and integrated appliances. From the main living space the inner hallway gives access to a useful storage cupboard and spacious bathroom with standalone bath, WC and hand wash basin.

From the main entrance hall two bedrooms are generously sized doubles with the main bedroom benefitting from ensuite shower room with WC and hand wash basin.

Externally the property benefits from a decked terrace perfect for al Fresco dining and entertaining. The property is conveyed with a garage, and one allocated parking space.

Maintenance charge approximately £1,968 per annum,

Ground rent - £200 per annum

Leasehold - 125 years form 2008 (115 years)

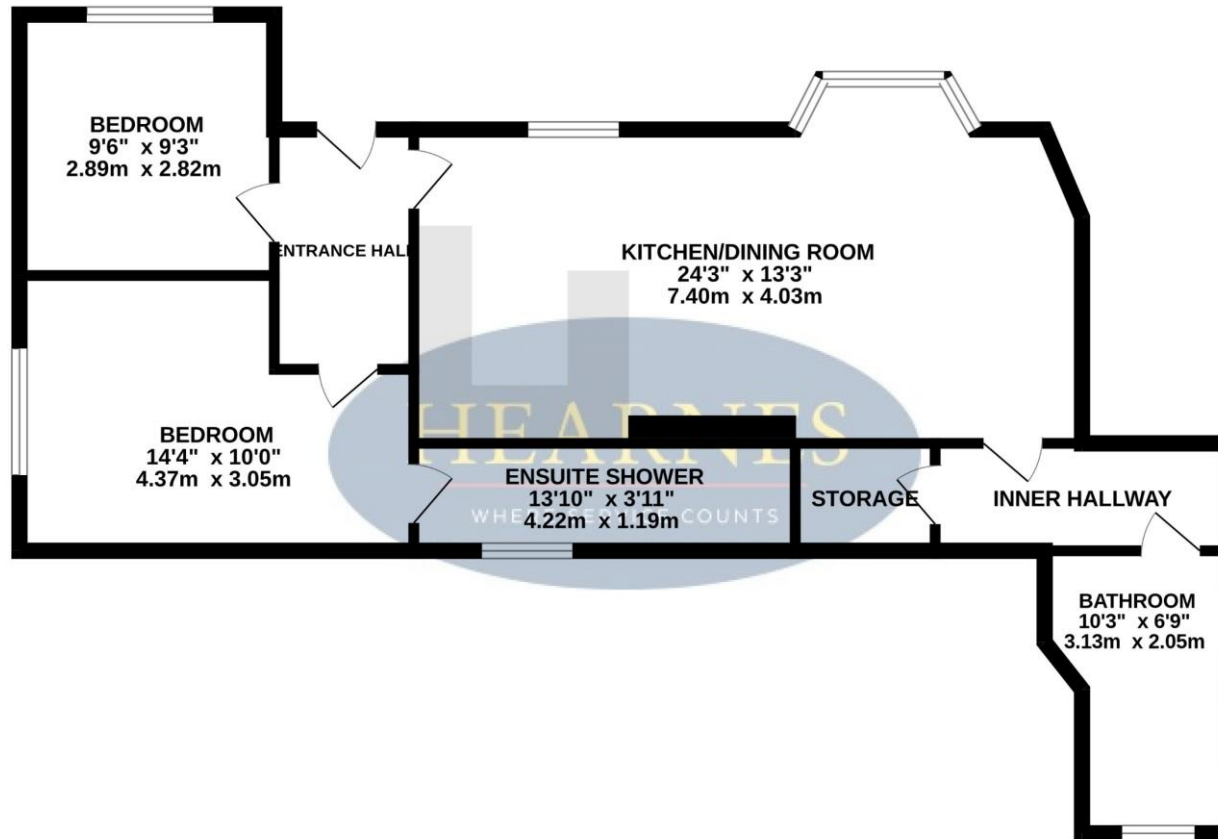
COUNCIL TAX BAND: C

EPC RATING: 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.



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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 ©2023

