



HEARNES

WHERE SERVICE COUNTS

A rare opportunity to acquire a stunning three double bedroom penthouse apartment in the sought-after Dean Park area, within easy reach of Bournemouth town centre, award-winning sandy beaches and main transport links. The apartment offers over 1,430 sq. ft. of accommodation and features a impressive open plan lounge/dining room and two large roof terraces with beautiful far-reaching sea and town views. An internal viewing is highly recommended to fully appreciate the space, natural light, and lifestyle this exceptional home has to offer.

The property is entered via a secure entry phone system with stairs and a lift providing access to the top floor and entrance to the penthouse. The lift has the added benefit of secure, direct access to the apartment. Upon entering a generously sized hallway with airing cupboard provides access to all accommodation. A particular highlight of the property is the impressive dual aspect lounge/dining room measuring in excess of 25 x 27 sq.ft, which opens onto the first balcony with sea glimpses and far-reaching views. A separate kitchen has a full range of floor and wall units, contrasting work surfaces and integrated appliances.

All three bedrooms are generously sized doubles, each with fitted wardrobes. Two of the rooms benefit from access to a second large balcony, while the principal bedroom enjoys a sea glimpse and views over St Peter's Church. The accommodation is completed by a modern bath/shower room with WC, hand wash basin and bath with shower over, along with a separate cloakroom.

Externally, Dean Park Mansions enjoys well-maintained communal grounds, and a secure underground parking space is included, with lift access from the basement providing direct entry to the apartment.

Share of Freehold - 988 years remaining on the lease

Maintenance - £856.00 per quarter

Ground Rent - Peppercorn.

EPC Rating: TBC

Council Tax Band:C

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





Total area: approx, 133.1 sq. metres (1432.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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.
Plan produced using PlanUp.

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