

**FOR SALE**



**Dean Park, Bournemouth**  
**Asking Price Of £90,000**

  
**MARTIN & CO**



## Dean Park, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £90,000

- RETIREMENT PROPERTY OVER 55's
- Ground Floor Apartment
- Double Bedroom w/ Built In Wardrobe
- Living Room w/ Access to Patio
- Open Plan Kitchen

**\*\*YIELD 11%\*\*** Introducing an exceptional opportunity for retirees seeking comfort, convenience, and a tranquil lifestyle in the heart of Bournemouth. Nestled within the highly sought-after Dean Park neighbourhood, this delightful 1-bedroom ground floor apartment offers a perfect blend of modern living.

As you step into this thoughtfully designed apartment, you are immediately greeted by an atmosphere of warmth and serenity. The well-proportioned living space boasts an abundance of natural light, creating a welcoming ambiance throughout. The open-plan layout seamlessly connects the **living room, dining, and kitchen areas**, providing an ideal setting for entertaining guests or enjoying peaceful moments of relaxation.

The **fashionable kitchen** features modern countertops, ample storage and modern appliances.

The **double bedroom** provides plenty of space for a double bed and additional furniture, while large windows allow natural light to flood in, creating an airy and uplifting atmosphere.



One of the key features of this retirement apartment is **Restharrow** is a beautifully designed retirement block that offers a serene and comfortable living environment for retirees seeking a peaceful and convenient lifestyle. Its convenient **ground floor location**, ensuring easy accessibility for residents with mobility needs. Additionally, the property benefits from a **private patio area**, offering an idyllic spot to enjoy a morning coffee or bask in the afternoon sun.

**Bournemouth's** vibrant town centre offers an array of shops, boutiques, cafes, and restaurants, ensuring residents have access to everything they need for a fulfilling retirement. The town also hosts a variety of cultural and recreational activities, including theatres, art galleries, and live music events, allowing retirees to immerse themselves in a vibrant and diverse social scene. **Medical facilities** are readily available in Bournemouth, with numerous healthcare centres, clinics, and hospitals located within easy reach.

Residents of Restharrow can enjoy a range of **amenities and services** tailored to their needs. The block features a communal lounge where residents can socialize, relax, or participate in community activities. There is also a beautifully landscaped garden where residents can unwind and enjoy the outdoors. Additionally, Restharrow offers **on-site parking**, ensuring convenience for residents and their visitors.

**Transportation in Bournemouth** is excellent with reliable bus and train services connecting residents to neighbouring towns and cities.



Restharrow prioritizes the well-being of its residents by providing a range of support services. These services may include **24-hour emergency assistance, housekeeping, maintenance, and concierge services.**

**Sizes:**

**Hallway 13' 1" x 3' 3" (4.00m x 1.00m)**  
**Lounge/ Kitchen 24' 3" x 9' 10" (7.40m x 3.00m)**  
**Bedroom 10' 5" x 9' 6" (3.20m x 2.90m)**

**Bathroom 10' 7" x 5' 10" (3.25m x 1.80m)**

**Tenure: Leasehold**

**Lease term: 125 years from 1 September 1988**

**Years remaining: 90 years**

**Annual Service Charge £2,640**

**Annual Ground Rent £132.28**

**Council Tax Band B**

**EPC: C**

**Tenant in situ £825 pcm. Yield 11%**

**DISTANCES:**

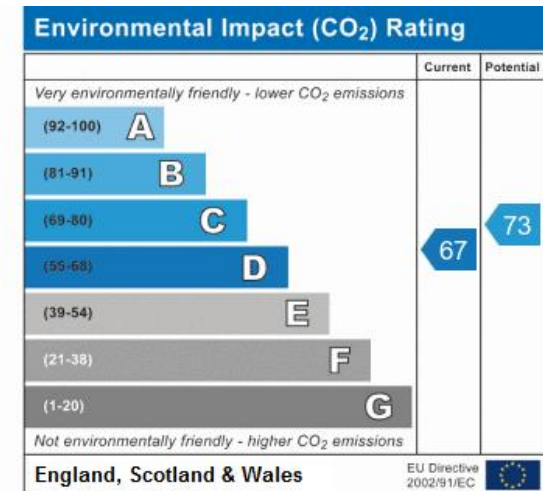
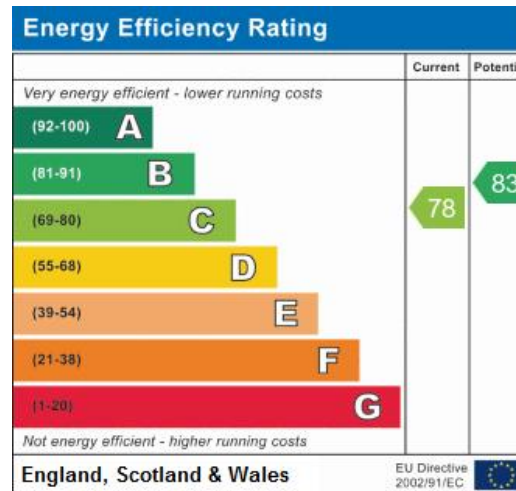
**200 mts to A338 Wessex Way**  
**600 mts to Bournemouth High Street**  
**800 mts to Meyrick Park & Golf Course**  
**1.1 km to Award-Winning Sandy Beaches**  
**1.7 km to Bournemouth Pier**  
**3.2 km to Castle Point Shopping Centre**  
**6.6 km to Bournemouth International Airport**  
**7.0 km to Hengistbury Nature Reserve**

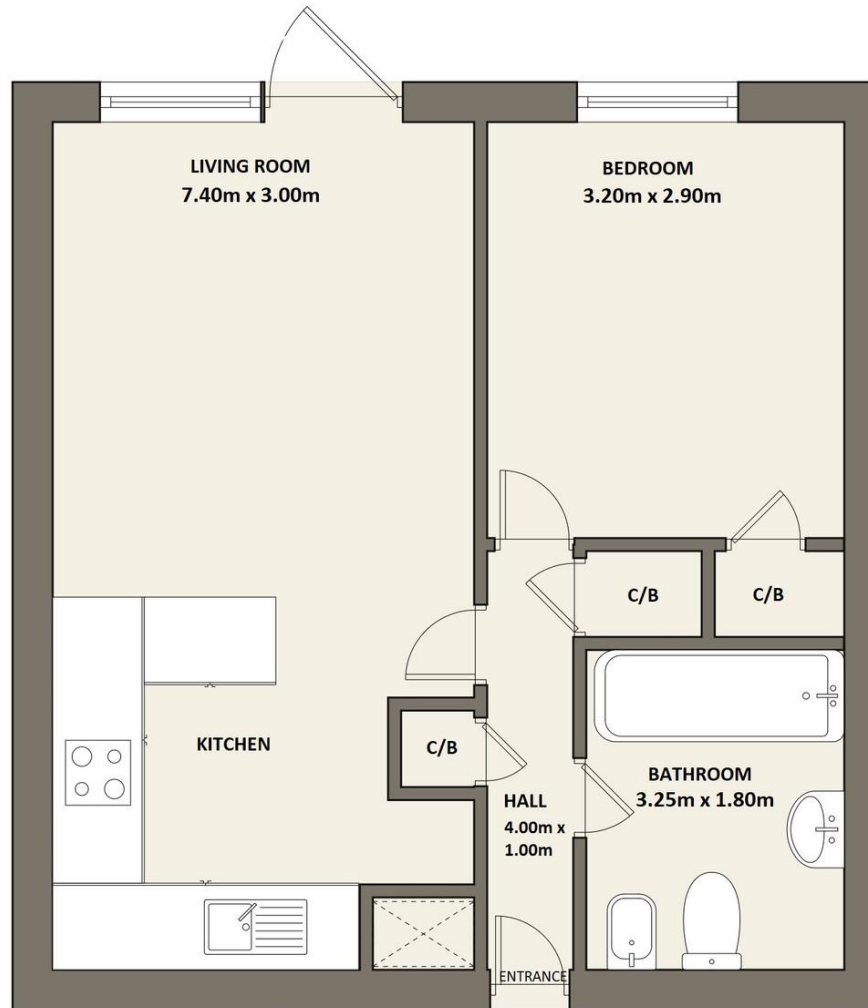
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

