

FOR SALE



Dean Park, Bournemouth
Asking Price Of £240,000


MARTIN & CO



Dean Park, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £240,000

- 1/9 SHARE OF FREEHOLD
- LONG LEASE
- PRIVATE GARAGE
- SPACIOUS PROPERTY
- MINUTES FROM LANSDOWNE AREA

This charming two-bedroom apartment situated on the first floor in sought-after area of Dean Park. Situated in a peaceful residential area, this property offers a range of excellent amenities nearby, including shops, supermarkets, and convenient bus routes to both Bournemouth and Poole town centres. The apartment comes with the added benefits of off-road parking, gas central heating, a long lease, and a 1/9th share of the freehold.



While the property may require some works to further elevate its appeal and align it with your personal preferences, it presents a remarkable opportunity to craft your dream home within this highly coveted location. Encompassing outstanding qualities, an idyllic setting, and an array of exceptional amenities, this apartment is poised to become your haven of comfort and style.

HALLWAY 11' 11" x 3' 3" (3.65m x 1.00m)

Upon entry, you are greeted by an inviting hallway, gracefully meandering throughout the apartment in a captivating zig-zag configuration.

KITCHEN 9' 10" x 8' 10" (3.00m x 2.70m)

The apartment further impresses with a separate kitchen situated conveniently by the entrance. This fully equipped culinary haven boasts integrated appliances, ample storage space, and an expansive worktop area, harmonizing practicality and style.

BEDROOM ONE 11' 5" x 9' 6" (3.50m x 2.90m)

A generously sized double bedroom enhanced by UPVC double glazed windows offering picturesque views of the surrounding gardens, this serene sanctuary is carpeted throughout in neutral tones, creating an ambiance of tranquillity.

LIVING ROOM 19' 0" x 11' 9" (5.80m x 3.60m)

The vast living room exudes an abundance of natural light that streams through the UPVC double glazed windows, crafting an inviting and airy atmosphere. This captivating area is ideal for relaxation.

BEDROOM TWO 11' 7" x 11' 5" (3.55m x 3.50m)

Another substantial double bedroom, with UPVC double glazed windows overlooking the idyllic gardens, this

room embraces a sense of tranquillity. Adorned in neutral-coloured carpeting, it provides a harmonious retreat within the residence.

BATHROOM 8' 2" x 6' 2" (2.50m x 1.90m)

The modern family bathroom, also located on this floor, is fitted with a three-piece suite comprising a bath with a shower over, washbasin, and WC.

GARAGE A private garage is included with the property, providing not only convenient storage space but also a secure shelter for your vehicle.

Tenure: Leasehold plus 1/9th Share of Freehold.

Lease Term: 199 years from 25 March 2008

Remaining: 184 years

Annual Service Charge: £1,987*

Annual Ground Rent: £0

Council Tax Band C

*** The annual charges have been increased this year due to planned redecoration works to the outside of the building and having to carry out some drainage repairs close to the block.**



DISTANCES:

- 300 mts to Main Train Station**
- 1.2 km to Castlepoint Shopping Centre**
- 1.9 km to Moordown**
- 3.3 km to Bournemouth University Hospital**
- 4.2 km to Award-Winning Sandy Beaches**
- 6.5 km to Bournemouth Airport**
- 8.2 km to Bournemouth's Award Winning Beaches**

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 and, accordingly, 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 limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

ABOUT BOURNEMOUTH

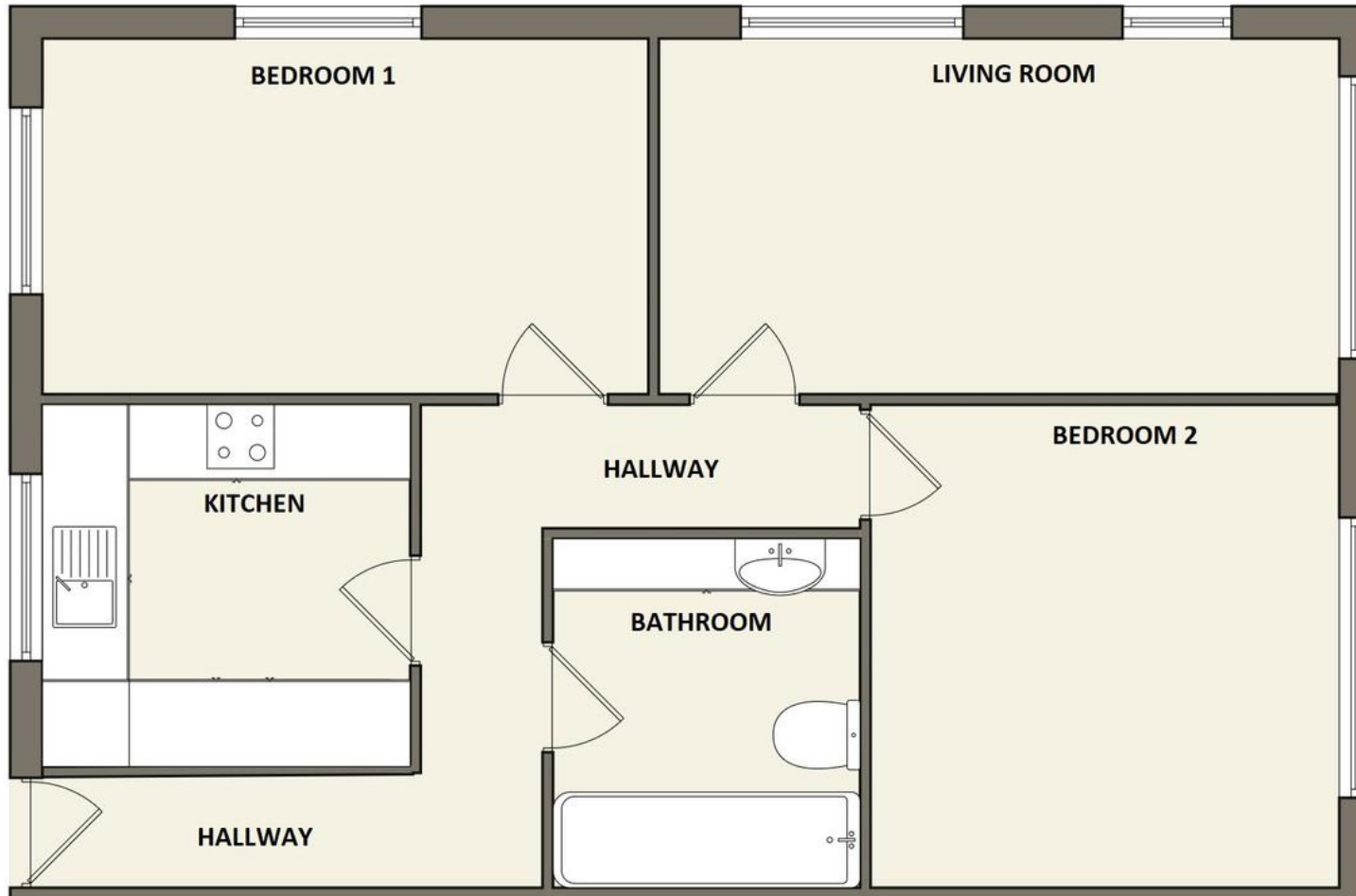
An enchanting seaside resort town nestled along England's south coast, captivates with its allure of blue flag beaches, sandy shores, and a climate that delights year-round. Steeped in history, this town boasts a vibrant tapestry of opportunities and a cosmopolitan atmosphere, making it a coveted destination for those seeking a modern and vibrant lifestyle.

The multifaceted allure of Bournemouth encompasses its awe-inspiring natural splendour, thriving economy, and captivating social scene, promising professional opportunities and a vibrant lifestyle brimming with possibilities.

Bournemouth stands as an irresistible destination for those seeking to embrace life's myriad offerings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



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.

