







House & Son are delighted to present this modern and immaculately maintained two-bedroom first-floor apartment, complete with en suite, open-plan living, and first-come, first-served parking. Built in 2019 and offered with no forward chain, this home represents an excellent opportunity for first-time buyers, downsizers, or investors looking for a turn-key property in a thriving location.

Situated in the ever-popular Charminster area, this apartment combines modern comfort with everyday convenience. Charminster is well-known for its vibrant mix of independent cafés, restaurants, and shops, while nearby Queen's Park and Meyrick Park provide wide green spaces for walking, golf, and recreation. The property is also within easy reach of Bournemouth's award-winning beaches, University campus, and the town centre, ensuring an excellent balance of leisure, work, and travel connections.

Bournemouth Railway Station is close by, offering direct routes to London Waterloo, Southampton Airport, and other key destinations-making the property a strong choice for both commuters and those looking for a base in Dorset.



Inside, the apartment offers a bright and welcoming open-plan kitchen and living space, designed for modern lifestyles. The kitchen area is fitted with contemporary cabinetry, integrated appliances, and ample space for dining. Two double bedrooms provide generous accommodation, with the main bedroom

benefitting from a stylish en suite shower room. A separate family bathroom, finished with a three-piece suite, ensures practicality for guests or sharers.

Additional features include a secure intercom entry system, useful built-in storage, and access to first-come, first-served off-road parking. With a 119-year lease in place, this home offers both long-term peace of mind and immediate move-in appeal.

## ROOM DIMENSIONS

### Entrance Hall

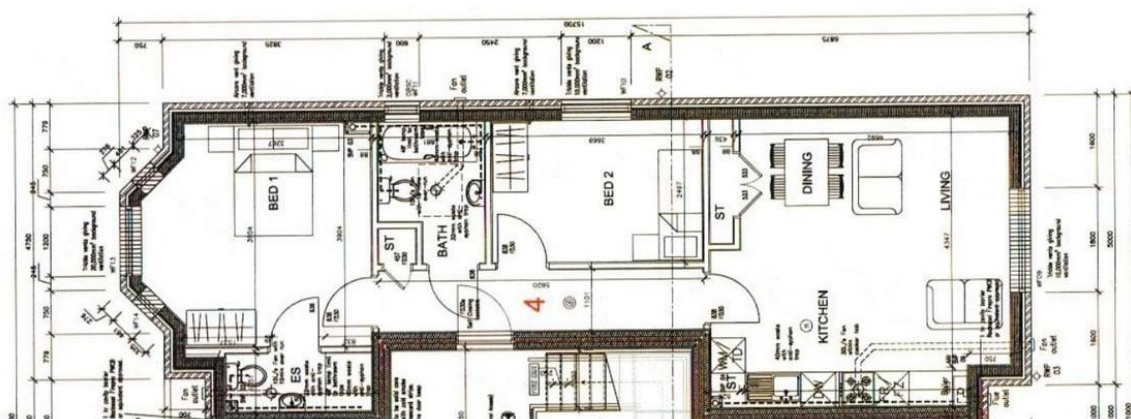
Kitchen/Living Area: 17' 1" max x 17' (5.21m max x 5.18m)

Bedroom One: 12' 9" max x 12' 6" (3.89m max x 3.81m)

Bedroom Two: 11' 9" max x 8' 1" (3.58m max x 2.46m)

This property is a stand-out choice for those seeking modern living in one of Bournemouth's most connected neighbourhoods. To arrange your viewing and secure your place in Charminster, please contact House & Son today.





4 Deane Lodge 213, Charmminster Road BOURNEMOUTH BH8 9QQ	Energy rating	Valid until:	4 November 2029
	<b>B</b>	Certificate number:	8609-5506-7739-5427-9183

Property type	Mid-floor flat
Total floor area	63 square metres