



EDWARDS
ESTATE AGENTS

Woodland Grange, 31 Dean Park Road
Bournemouth, BH1 1HY

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Offers Invited £180,000

- Exceptional Apartment
- Two Double Bedrooms
- Beautiful Fitted Kitchen
- Contemporary Fitted Shower Room
- Second WC
- Southerly Balcony
- Extensive Storage
- Extended Lease

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An extended lease, southerly aspect balcony and resident parking, are just a few features of this exceptional first floor apartment.

Located approximately 800 metres from the centre of town this bright and spacious property has been extensively modernised; creating a fantastic modern and stylish home that would be ideal for anyone who works in the town centre or who wants an investment.

A large L-shaped reception hall leads to a lovely dual aspect sitting/dining room. This wonderful bright space enjoys a southerly aspect, as does the private 5 metre balcony.

Features include two double bedrooms, the master having a range of built-in wardrobes, a beautiful modern shower room, a very useful second wc and extensive storage, something that is rarely found in an apartment.

This fantastic property further benefits from a beautiful contemporary style fitted kitchen with built in oven hob and filter/extractor hood, a security entry phone system, very modern and efficient thermostatically controlled and individually timed electric heaters in addition to triple glazing.

Outside are mature communal gardens creating a wonderful wooded backdrop and resident parking on a first one first serve basis.

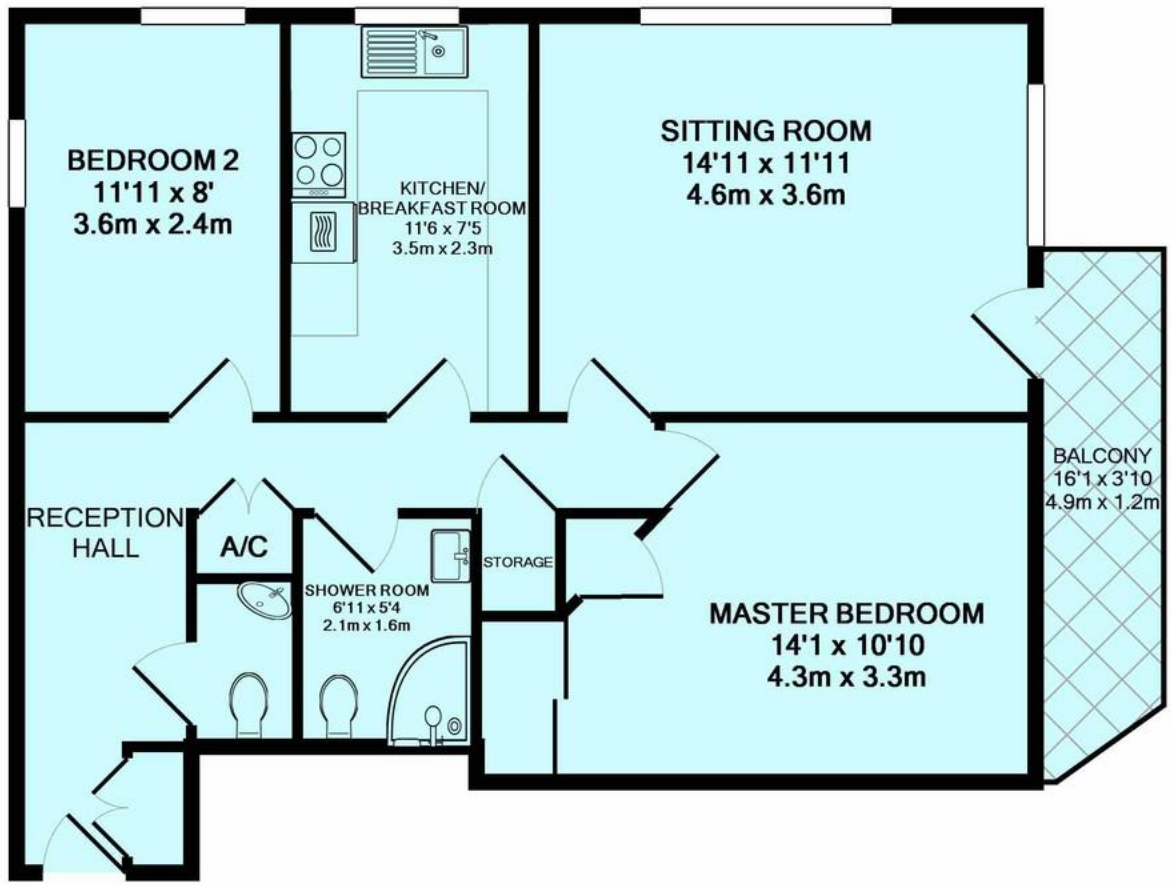
A lovely woodland walk through Horseshoe Common takes you straight into the town, with Bournemouth's award winning sandy beach being just 800 metres further through the stunning ornamental Lower Gardens.

Bournemouth's travel interchange and mainline train station are within 800 metres whilst the International Airport is just 6 miles distant.

Lease: approximately 140 years Maintenance: £1 600 a year to include lift maintenance, building insurance, upkeep of building and communal areas.

Ground Rent: £500 a year.





TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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