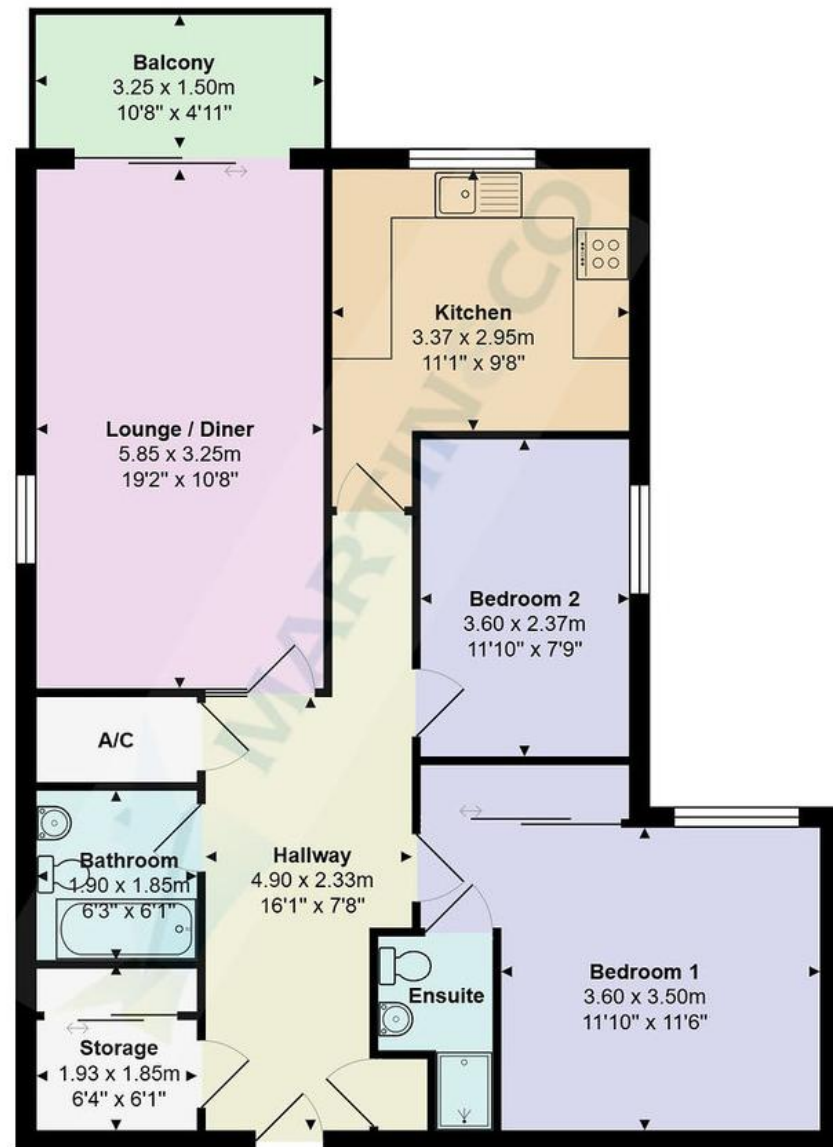




## Property Location Bournemouth



Total Area: 80.0 m<sup>2</sup> ... 862 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



**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.

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## Dean Park Road, Bournemouth

Asking Price Of £260,000



Second Floor Apartment

South Facing Balcony

Share Of Freehold

962 Year Lease

Popular & Convenient Location

Epc: C

Tax Band D

Double Glazing

Gas Central Heating

Garage

Communal Gardens

Allocated Parking



## Why you'll like it

A stunning two double bedroom apartment situated in the popular location of Dean Park within walking distance of Bournemouth town centre, Station, and award winning sandy beaches. The property features a modern fitted kitchen, master ensuite and balcony offering woodland views. Further benefits include a share of freehold and garage. It also comprises of a south facing balcony.

On entering the property, a spacious hallway with addition storage and private loft, leading into an impressive living/dining room offering access onto a southerly facing balcony with pleasant woodland view. A modern fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface and space for a range of integrated appliances.

The two bedrooms are generously sized double rooms with the main bedroom benefitting from ensuite and fitted wardrobes. Completing the accommodation a study/dressing room and bath/shower room.

The property is conveyed with a garage, parking is permitted onsite with a permit.

### Agent's Notes:

Tenure: Share Of Freehold

Lease: 962 Years Remaining

Ground Rent: Nil

Service Charge: £2000 per annum which includes Water rates, buildings insurance, gardening and window cleaning.

Council Tax: Band D

Holiday Lets - TBC

Pets - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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 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.

