

Flat 10 Tower Court Dean Park Road Bournemouth, BH1 1HU



Property Overview

Guide Price £260,000

A well presented purpose built top floor flat situated in the popular Dean Park Conservation Area. Convenient for Bournemouth town centre, Bournemouth beaches, Bournemouth train station and travel interchange, and routes to Poole, Southampton, and London.

The accommodation offers hallway, lounge/diner, kitchen, bedroom one, en-suite shower room, bedroom two and main bathroom.

The property also benefits from double glazing, gas fired central heating, allocated garage, first come first served parking (within regulations), communal garden areas, and direct access to woodland behind the block with path to Bournemouth Town Centre.



Accommodation

Approach & Entrance:

Steps and ramp to communal front door to communal lobby, door to communal hallway, lift and stairs to top floor, front door to:

Hallway: 23' 1" (7.03m)

Smoke alarm, architrave, central heating thermostat, security entry phone, radiator, telephone socket, tiled floor at entrance, doors to accommodation, door to cupboard (providing shelving, storage and hanging space. Also housing electric consumer unit, power points).

Lounge/Diner: 15' 2" x 13' 9" (4.62m x 4.19m)

Part sloped ceilings, Velux windows to front and rear aspects, window to rear aspect, TV points, two radiators.

Kitchen: 11' 3" max x 9' 7" max (3.43m x 2.92m)

Part sloped ceiling, Velux window to side aspect, part tiled walls, range of eye and base level unit providing storage, work surfaces, inset circular stainless steel sink (with matching drainer and mixer tap over), integrated fridge freezer, integrated electric oven with four ring gas hob and integrated hood over, space for washing machine, space for dishwasher, wine racks, cupboard housing gas fired boiler (serving the central heating and hot water systems), digital control panel, under unit lighting, floor level heater.

Bedroom One: 12' 7" x 10' 4" (3.83m x 3.15m)

Part sloped ceiling, window to rear aspect, radiator, door to:

En-suite Shower Room: 6' 1" x 5' 9" (1.85m x 1.75m)

Extractor fan, part tiled walls, glazed shower enclosure (inset mixer shower - handheld and rainfall shower heads over), WC, floating vanity sink with drawer, storage below, radiator, tiled floor.

Bedroom Two: 9' 11" max x 9' 10" max (3.02m x 2.99m)

Part sloped ceiling, radiator, Velux window to side aspect.

Main Bathroom: 7' 0" x 6' 1" (2.13m x 1.85m)

Extractor fan, part tiled walls, panelled bath (with glazed shower screen and mixer shower attachment - handheld and rainfall shower heads over), contemporary bathroom furniture (incorporating inset sink, shelving, storage, and WC with concealed cistern), toiletry cabinet, radiator, tiled floor, door to airing cupboard (with slatted shelving and unvented hot water tank).

Externally:

There is a resident's visitors car park at the front approach of the block with residents' bin store. Steps and ramp to communal front door. Drive leads down to the residents' garages where there is a garage allocated to this flat.

There are two communal garden areas mostly laid to lawn to the side of the block and behind the rear block of garages, and a gate leading to woodland walk which leads to Bournemouth Town Centre.

Garage:

Up and over door,

Tenure:

101 years approx.

Service Charge:

£977.40 per 6 months (£1,954.80 per year)

Ground Rent:

£240 Per 6 months (£480 per year)

Photography

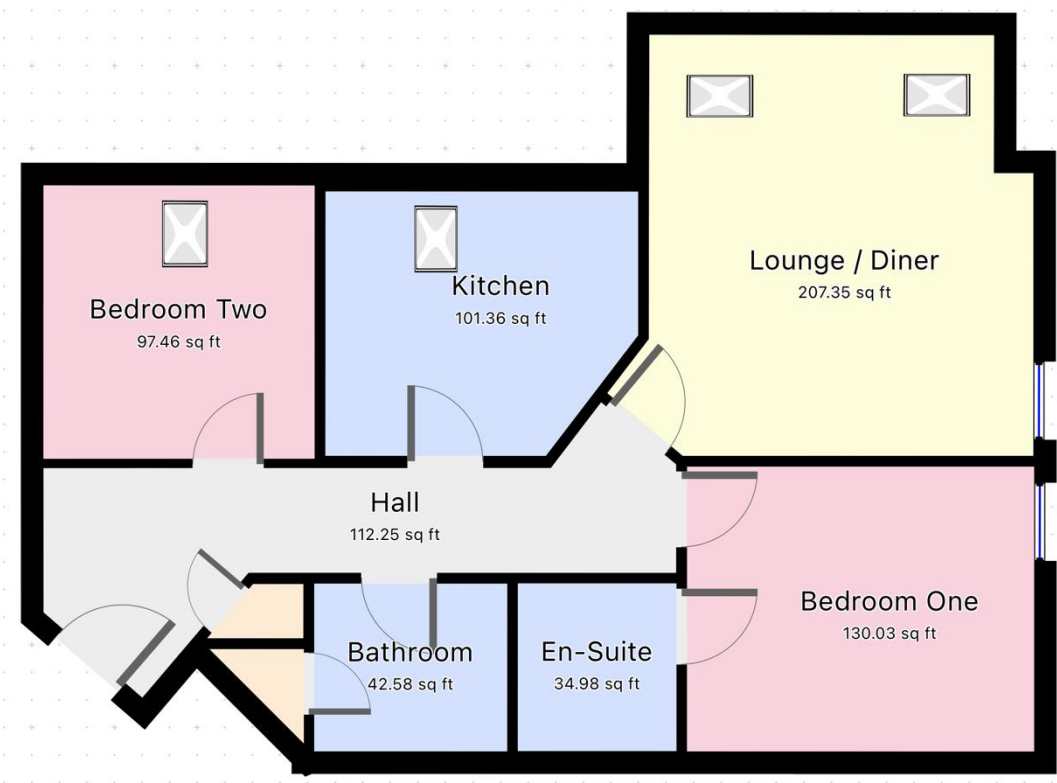








Floor Plan



EPC

Energy performance certificate (EPC)

Flat 10
Tower Court
15 Dean Park Road
BOURNEMOUTH
BH1 1HU

Energy rating
C

Valid until: 1 September 2032
Certificate number: 0370-2742-4110-2902-0915

Property type

Top-floor flat

Total floor area

75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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