



**Connells**

Littleddown Court Dean Park Road  
Bournemouth



# Littledown Court Dean Park Road Bournemouth BH1 1QA

for sale offers in excess of  
**£210,000**



## Property Description

Discover a fantastic opportunity with this modern two-bedroom ground floor apartment, offered with a Share of Freehold in a desirable purpose-built development.

Accessed via well-presented communal hallways, this inviting home boasts a spacious dual-aspect lounge diner, perfect for relaxing or entertaining, which opens directly onto a private sunny balcony. The contemporary kitchen is well-appointed, complementing a stylish modern bathroom. Both bedrooms are good-sized, with the master offering generous proportions. The property also benefits from a dedicated garage.

Ideally situated to enjoy Bournemouth's renowned sandy beaches, vibrant town centre, and the charming independent shops and eateries of Westbourne village, all just moments away. Commuting is made easy with the nearby Wessex Way providing direct access to the M27, and mainline train services from Bournemouth or Poole connecting to London Waterloo.

### Lounge

10' 3" x 15' 3" ( 3.12m x 4.65m )

### Kitchen

6' 7" x 12' 7" ( 2.01m x 3.84m )

### Bedroom 1

10' x 15' 1" ( 3.05m x 4.60m )

### Bedroom 2

7' 6" x 9' 4" ( 2.29m x 2.84m )

### Bathroom

7' 1" x 6' ( 2.16m x 1.83m )















Total floor area 60.8 m<sup>2</sup> (654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306480](http://connells.co.uk/Property/SBN306480)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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