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PURPOSE BUILT BALCONY FLAT

£225,000



Dean Park Mansions, 27 Dean Park Road, Bournemouth, Dorset, BH1 1JA

- **Two Double Bedrooms**
- **79 Sq' M / 850 Sq' Ft**
- **Dual Aspect Lounge/Diner**
- **Superb Enclosed Balcony**
- **Bathroom & Sep' Cloakr'm**
- **Gated Underground Parking**
- **No Forward Chain**

- **Share in Freehold**
- **999-Yr Lease from 2014**
- **Maintenance £3,004pa**
- **Lift Served Development**
- **GCH, UPVC DG, EPC C**
- **Council Tax Band C**
- **Close to Rail Connect'n**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

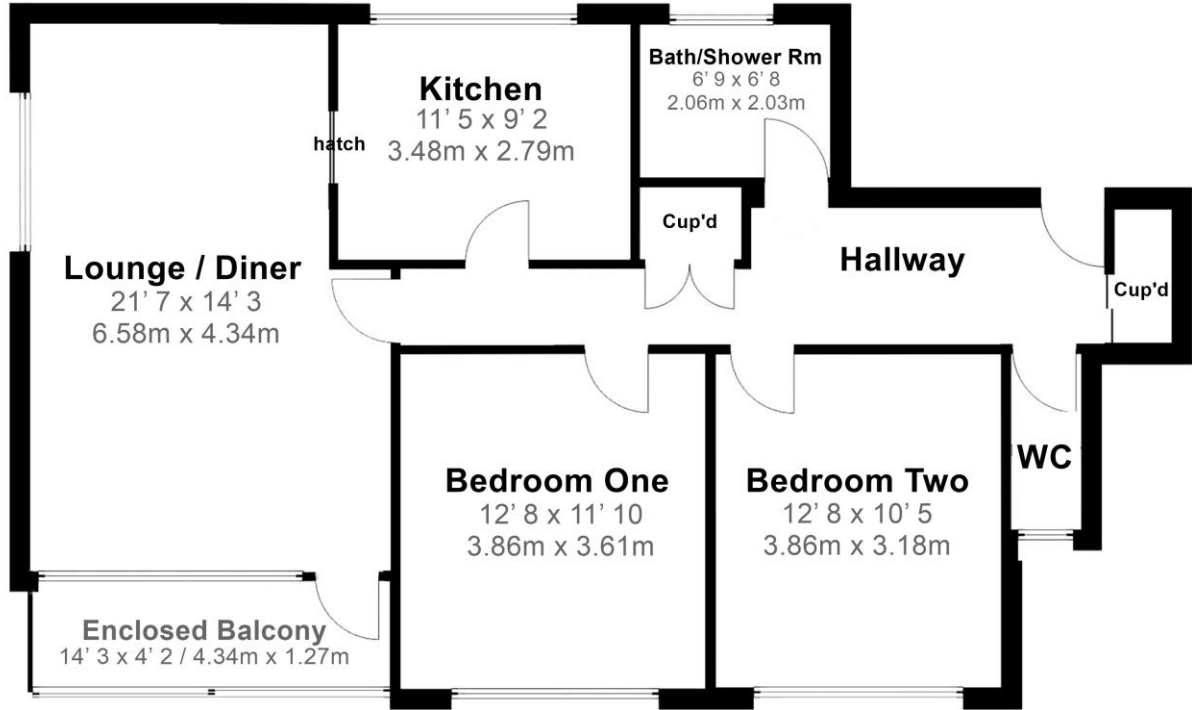
Dean Park Mansions, 27 Dean Park Road, Bournemouth, Dorset, BH1 1JA:

Communal entrance leading to stairs, lift and landings, the apartment lies on the second Floor. (Underground parking also being lift served). Front door leads into:

- Entrance Hallway:** Plain coved ceiling with recessed down lighting and entry phone receiver. Cloaks cupboard with hanging rail and electrics consumer unit. Further double doored storage cupboard.
- Lounge / Diner Reception:** **21' 7 x 14' 3 / 6.58m x 4.34m (approx')**
Plain corniced ceiling with recessed down lighting. UPVC double glazed window to rear aspect with further windows to side aspect with double casement door to enclosed balcony area. Double and single panelled radiators and TV/media point. Wood laminate flooring to dining area with serving hatch to kitchen.
- Enclosed Private Balcony:** **14' 3 x 4' 2 / 4.34m x 1.27m (approx')**
Laminate flooring, UPVC double-glazed sliding windows with wrought iron railing.
- Kitchen:** **11' 5 x 9' 2 / 3.48m x 2.79m (approx')**
Plain corniced ceiling with railed down lighter. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven and fitted gas hob and cooker hood over. Integrated washing machine, dishwasher and fridge/freezer. Cupboard housing gas central heating combination boiler. Serving hatch to lounge/diner and splash back tiling.
- Bedroom One:** **12' 8 x 11' 10 / 3.86m x 3.61m (approx')**
Plain corniced ceiling with recessed down lighting. UPVC double glazed window to side aspect. Single panelled radiator. Mirror fronted triple wardrobes.
- Bedroom Two:** **12' 8 x 10' 5 / 3.86m x 3.18m (approx')**
Plain corniced ceiling with recessed down lighting. UPVC double glazed window to side aspect. Single panelled radiator. Mirror fronted double wardrobes.
- Bath & Shower Room:** **6' 9 x 6' 8 / 2.06m x 2.03m (approx')**
Plain ceiling, recessed down lighting and frosted UPVC double-glazed window to rear aspect. Panelled bath with mixer tap. Vanity unit with inset wash hand basin and concealed cistern WC. Double shower with thermostatic shower valve and overhead rose. Tiled walls, recessed shelves with down lighting and ladder style heated towel rail and laminate flooring.
- Additional Cloakroom:** Plain ceiling, recessed down lighting and frosted UPVC double-glazed window. Low-level WC, vanity unit with inset wash basin. Single panelled radiator.
- Allocated Parking:** Secure underground parking with one allocated parking space. Roller shutter gates providing both an in and out driveway. Lift and stairs at this level.
- Outside:** The property sits in well-presented and maintained communal grounds with an array of mature trees, bushes and shrubs.
- Tenure:** Leasehold with the benefit of a share in the freehold (Remainder of 999-Years).
Maintenance: £751 per quarter (£3,004 pa). **Ground Rent:** Nil
Council Tax: Band C

Second Floor

Lift Served



79 Square Metres / 850 Square Feet



