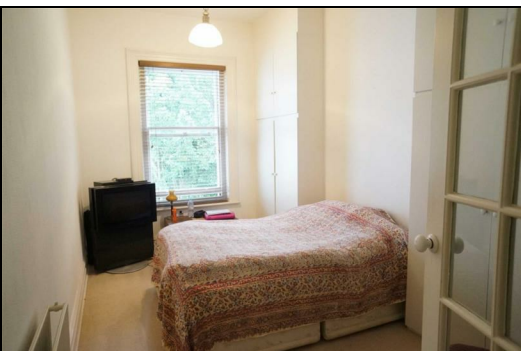
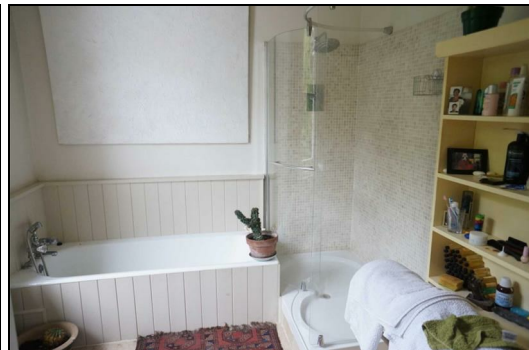




**Flat 4, 32 Dean Park Road, Dean Park, Bournemouth, Dorset, BH1
1HY**



CHARACTERFUL FLAT - HIGH CEILINGS - SOUGHT AFTER LOCATION - EASY ACCESS TO TOWN AND TRAIN STATION - OWN GARAGE - PARKING FOR 2 CARS - NO CHAIN

This spacious three double bedroom flat is located in the sought after area of Dean Park within easy reach of Bournemouth Town Centre. The flat is set on the first floor of a character building and has the benefit of large rooms with bay windows and high ceilings. There is a lovely bright lounge that opens onto a dining hall accessed via the main entrance and staircase, a modern kitchen with some integrated appliances and natural stone tiled flooring. The bathroom is bright and spacious and has a double sized walk in shower and separate bath with a separate cloakroom. All three bedrooms are suitable for a double bed. There is also plenty of fitted storage.

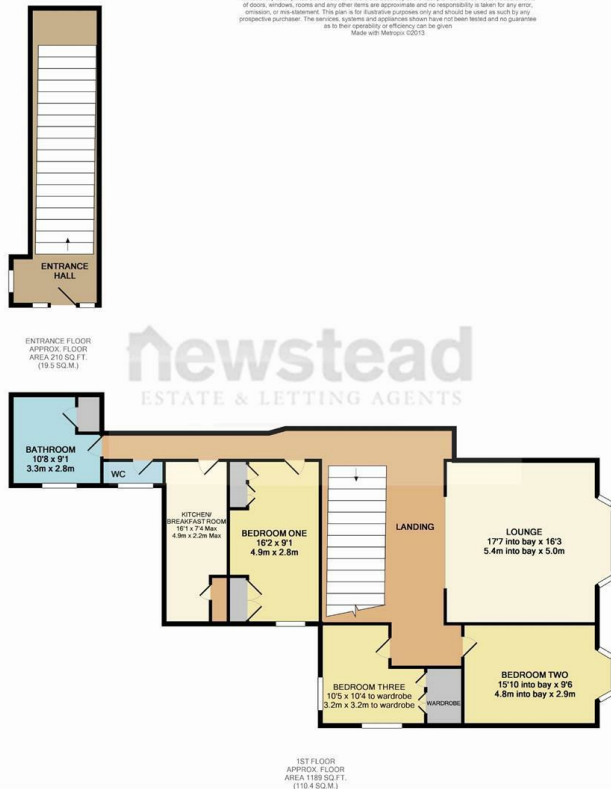
Outside there are well maintained communal gardens secluded and set back from the road by mature trees. Driveway entrances on both sides lead to the parking spaces for the flat and the garage. There is also a lock up storage shed attached to the property.

The property has recently had a new roof as well as new guttering and fascias. The exterior has also been recently repainted.

Leasehold: 87 Years remaining
 Service charges: £766.88 every quarter
 This includes a sinking fund and insurance premium.
 Ground Rent: £130 per year



TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.9 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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