



BEECHWOOD, DEAN PARK ROAD, DEAN PARK, BOURNEMOUTH, DORSET, BH1

£240,000 LEASEHOLD

This tastefully refurbished, bright and spacious top floor two double bedroom apartment occupies an enviable position backing onto and overlooking the woodland of Horseshoe Common and is just minutes walk into Bournemouth Town Centre. Also nearby are the award winning sandy beaches and the beautiful Bournemouth Gardens.

Two double bedrooms | Top floor | Contemporary Kitchen | Large lounge diner with fantastic outlook | Modern bathroom & separate shower room | Short walk to Bournemouth Town Centre | Garage | Backs onto Horseshoe Common

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

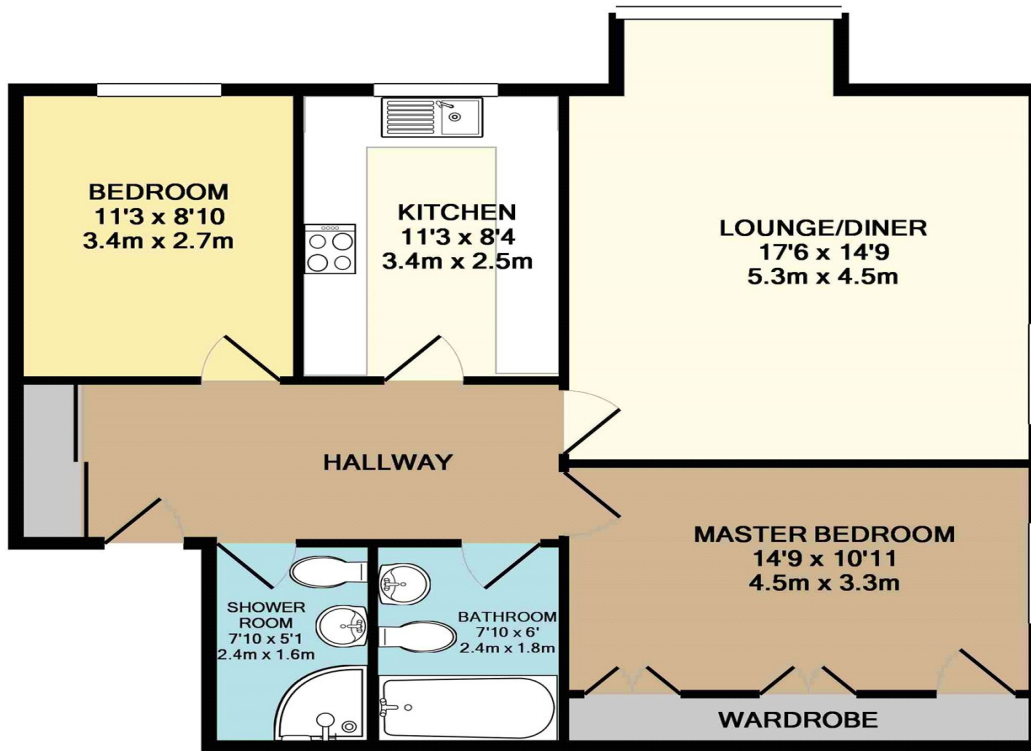
The property is accessed through a secure communal entrance where stairs lead to the second floor landing where the apartment can be found

The entrance hallway is incredibly spacious and has a large built-in storage cupboard with mirror fronted sliding doors and provides access to all rooms.

The lounge is a bright and spacious double aspect room with a large square bay window making an ideal dining area which enjoys fantastic views over the woodland in Horseshoe Common. This room is plenty large enough to accommodate a range of sofas and chairs and additional living room furniture as required. The kitchen has been recently fitted in a contemporary style and comprises a range of handleless floor and wall mounted cupboard and drawer units, adjoining work surface area's with matching splash backs, inset electric oven with four ring hob and feature cooker hood above, further appliance space and a large window enjoying a wooded aspect over horseshoe Common. Both the bedrooms are double rooms and both have a range of fitted wardrobes providing additional storage.

The bathroom is finished in a modern style and includes a panel enclosed bath with wall mounted shower and folding splashback, a low-level WC and a vanity unit with inset wash and basin and storage beneath. Both the walls and floors are tiled. There is an additional shower room which also has a modern feel with a large corner shower cubicle, vanity unit with inset wash hand basin, a low level WC and tiled walls in two contrasting styles.

Outside the development backs onto Horseshoe Common and is just a short walk into Bournemouth Town Centre. There is a garage conveyed with the apartment and additional visitor parking spaces.



TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.9 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Leasehold (Approx 160 years remaining)

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: Approx £1200 per annum

AT A GLANCE

- Two double bedrooms
- Top floor
- Contemporary Kitchen
- Large lounge diner with fantastic outlook
- Modern bathroom & separate shower room
- Short walk to Bournemouth Town Centre
- Garage
- Backs onto Horseshoe Common

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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