



WOODLAND GRANGE, DEAN PARK ROAD, BOURNEMOUTH, BH1

£175,000 LEASEHOLD

A bright and spacious one bedroom second floor apartment which is situated within a purpose built development in the popular location on Dean Park. The vibrant coffee culture, shops, bars and restaurants of Bournemouth town centre are a short walk away from this tree lined residential area. The property is in good order throughout and would make an ideal first time buy or investment.

Purpose built | Second floor | One double bedroom | Large lounge |
Spacious bathroom | Balcony | Resident parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

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

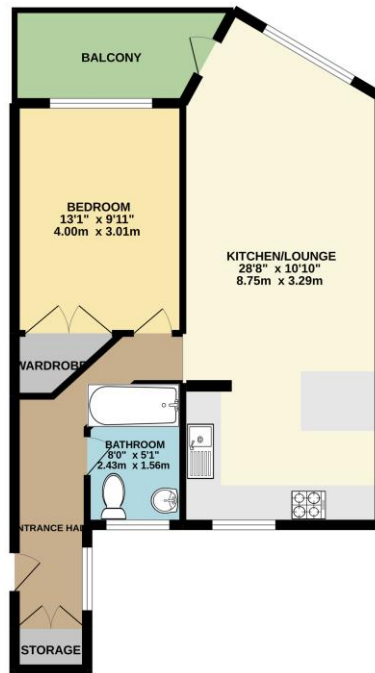
The property is situated on the second floor which is accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses a storage cupboard and doors to principal rooms.

The incredibly spacious lounge is a particular feature of the property having ample room for dining table, tree views through large windows and access onto the private balcony through a patio door. The kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and a breakfast bar area.

There is a generous size master bedroom with ample room for freestanding furniture and tree views through large windows. The family bathroom tiles and comprises of a suite to include WC, wash hand basin and panelled bath.

There is first come first serve resident parking within the grounds.

SECOND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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: B

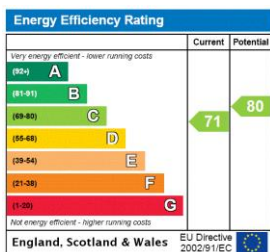
TENURE: Leasehold – 138 years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1625 & £500 ground rent pa

AT A GLANCE

- Purpose built
- Second floor
- One double bedroom
- Large lounge
- Spacious bathroom
- Balcony
- Resident parking



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