



LITLEDOWN COURT, 40-42 DEAN PARK ROAD, BOURNEMOUTH, DORSET, BH1

£205,000 SHARE OF FREEHOLD

An exceptionally well appointed two double bedroom first floor apartment conveniently situated just a short walk away from Bournemouth Town Centre, the beautiful beaches and Pier. Featuring a large double aspect lounge diner this bright apartment has a modern feel throughout and also includes a contemporary fitted kitchen & bathroom, balcony, double glazing, gas fired central heating and an allocated garage.

Two Double Bedrooms | Balcony | Walking Distance to Bournemouth Town Centre | Large Lounge Diner | Close to the Beach | Bright and Airy Throughout | Contemporary Kitchen | Modern Bathroom | Garage | Popular location

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.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. The apartment is also walking distance to Bournemouth Train and coach stations which both provide further access to London and beyond.



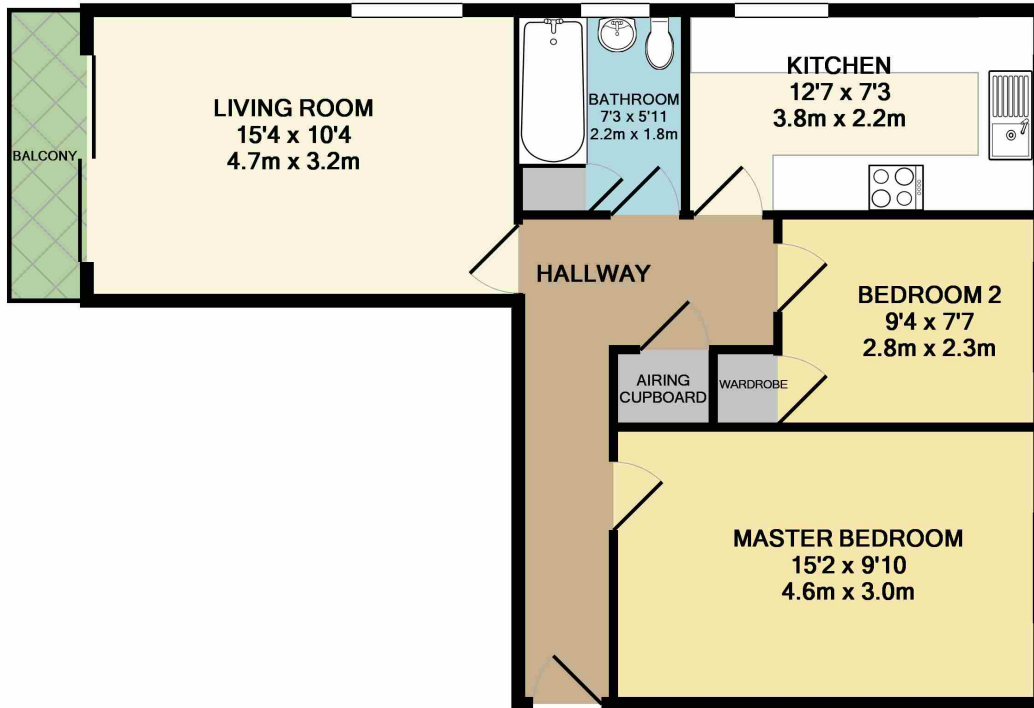
DESCRIPTION

The apartment is accessed via a well presented communal hallway with telephone entry system where a flight of stairs lead to the first floor landing where the apartment can be found. The entrance hallway includes doors to principal rooms and a good sized storage cupboard.

The lounge diner is a spacious and bright room with large UPVC double glazed window to the side aspect and sliding door providing access to the balcony which is overlooking the well-manicured communal gardens. The lounge diner has plenty of space to accommodate a dining table and chairs as well as a sofa suite and has a modern feel. The kitchen is fitted in a contemporary style and includes a range of base and eye level cupboard and drawer units with adjoining work surface areas, a built in stainless steel oven with hob and cooker hood over and space and plumbing for further domestic appliances. The combi boiler which is less than four years old is neatly hidden in a corner cupboard and there is also two windows, one looking to the side aspect and the other to the rear.

There are two double bedrooms with double glazed windows which both have ample space for double beds, wardrobes and additional bedroom furniture as required. The modern bathroom is well designed to include additional storage, a bath with glass shower screen, wash hand basin and a low level WC.

Outside, the development is surrounded by beautifully maintained communal gardens and there is a garage conveyed with the apartment in a block to the rear and in addition, there is visitor parking.



TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 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: C

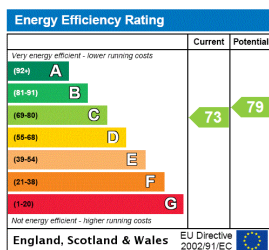
TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £1500 pa

AT A GLANCE

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