



Flat 2, Tower Court 15 Dean Park Road, Bournemouth BH1 1HU  
£199,950 Leasehold



**\*\*SPACIOUS GROUND FLOOR FLAT\*\*** This RECENTLY REFURBISHED ONE BEDROOM apartment is situated in a quiet location within central Bournemouth.

- GROUND FLOOR APARTMENT
- RECENTLY REFURBISHED
- CENTRAL BOURNEMOUTH LOCATION
- ONE LARGE DOUBLE BEDROOM
- 101 YEARS LEFT ON THE LEASE
- PARKING & GARAGE

### **Property Comprises**

A larger than average ground floor one bedroom apartment situated in a purpose built block in Bournemouth. The apartment is comprised of a large bedroom with ample space, a lounge, dining room, a kitchen and a bathroom. The apartment also benefits from having gas fired central heating and double glazing. The apartment has also recently undergone total refurbishment and benefits from a new kitchen, bathroom, re-decoration and re-carpeting throughout.

### **TENURE**

Leasehold: 101 years remaining.

Ground Rent: £240.75

Maintenance: £786 every 6 months

### **OUTSIDE**

Tower Court lies in well established grounds adjoining Dean Park, there is a gateway leading into the park which offers a pleasant leafy walk into Bournemouth town centre. There is a communal lawn area, visitor and residents parking along with a single garage with up and over door.



## First Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006) Plan produced using PlanUp.

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(81-91) <b>B</b>			
(81-91) <b>B</b>				(69-80) <b>C</b>			
(69-80) <b>C</b>				(55-68) <b>D</b>			
(55-68) <b>D</b>				(45-54) <b>E</b>			
(45-54) <b>E</b>				(35-44) <b>F</b>			
(35-44) <b>F</b>				(25-34) <b>G</b>			
(25-34) <b>F</b>				(1-24) <b>G</b>			
(1-24) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC			<b>England &amp; Wales</b>	EU Directive 2002/91/EC		