



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 (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:

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Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(81-91) B			
(81-91) B				(69-80) C			
(69-80) C				(55-68) D			
(55-68) D				(45-54) E			
(45-54) E				(35-44) F			
(35-44) F				(25-34) G			
(25-34) F				(1-24) G			
(1-24) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		