



Flat 2, Tower Court, 15Dean 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.

Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

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.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
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		
(89-91) B	(84-88) C			(59-68) D	(54-58) E		
(84-88) C	(79-83) D			(49-53) F	(44-48) G		
(79-83) D	(74-78) E			(39-43) F	(34-38) G		
(74-78) E	(69-73) F			(29-33) F	(24-28) G		
(69-73) F	(64-68) G			(19-23) G	(14-18) G		
(64-68) G	(59-63) G			(9-13) G	(4-8) G		
(59-63) G	(54-58) G			(4-8) G	(-1-3) G		
(54-58) G	(49-53) G			(-1-3) G	(-6-2) G		
(49-53) G	(44-48) G			(-6-2) G	(-11-1) G		
(44-48) G	(39-43) G			(-11-1) G	(-16-6) G		
(39-43) G	(34-38) G			(-16-6) G	(-21-11) G		
(34-38) G	(29-33) G			(-21-11) G	(-26-16) G		
(29-33) G	(24-28) G			(-26-16) G	(-31-21) G		
(24-28) G	(19-23) G			(-31-21) G	(-36-26) G		
(19-23) G	(14-18) G			(-36-26) G	(-41-31) G		
(14-18) G	(9-13) G			(-41-31) G	(-46-36) G		
(9-13) G	(4-8) G			(-46-36) G	(-51-41) G		
(4-8) G	(-1-3) G			(-51-41) G	(-56-46) G		
(-1-3) G	(-6-2) G			(-56-46) G	(-61-51) G		
(-6-2) G	(-11-1) G			(-61-51) G	(-66-56) G		
(-11-1) G	(-16-6) G			(-66-56) G	(-71-61) G		
(-16-6) G	(-21-11) G			(-71-61) G	(-76-66) G		
(-21-11) G	(-26-16) G			(-76-66) G	(-81-71) G		
(-26-16) G	(-31-21) G			(-81-71) G	(-86-76) G		
(-31-21) G	(-36-26) G			(-86-76) G	(-91-81) G		
(-36-26) G	(-41-31) G			(-91-81) G	(-96-86) G		
(-41-31) G	(-46-36) G			(-96-86) G	(-101-91) G		
(-46-36) G	(-51-41) G			(-101-91) G	(-106-96) G		
(-51-41) G	(-56-46) G			(-106-96) G	(-111-101) G		
(-56-46) G	(-61-51) G			(-111-101) G	(-116-106) G		
(-61-51) G	(-66-56) G			(-116-106) G	(-121-111) G		
(-66-56) G	(-71-61) G			(-121-111) G	(-126-116) G		
(-71-61) G	(-76-66) G			(-126-116) G	(-131-121) G		
(-76-66) G	(-81-71) G			(-131-121) G	(-136-126) G		
(-81-71) G	(-86-76) G			(-136-126) G	(-141-131) G		
(-86-76) G	(-91-81) G			(-141-131) G	(-146-136) G		
(-91-81) G	(-96-86) G			(-146-136) G	(-151-141) G		
(-96-86) G	(-101-91) G			(-151-141) G	(-156-146) G		
(-101-91) G	(-106-96) G			(-156-146) G	(-161-151) G		
(-106-96) G	(-111-101) G			(-161-151) G	(-166-156) G		
(-111-101) G	(-116-106) G			(-166-156) G	(-171-161) G		
(-116-106) G	(-121-111) G			(-171-161) G	(-176-166) G		
(-121-111) G	(-126-116) G			(-176-166) G	(-181-171) G		
(-126-116) G	(-131-121) G			(-181-171) G	(-186-176) G		
(-131-121) G	(-136-126) G			(-186-176) G	(-191-181) G		
(-136-126) G	(-141-131) G			(-191-181) G	(-196-186) G		
(-141-131) G	(-146-136) G			(-196-186) G	(-201-191) G		
(-146-136) G	(-151-141) G			(-201-191) G	(-206-196) G		
(-151-141) G	(-156-146) G			(-206-196) G	(-211-201) G		
(-156-146) G	(-161-151) G			(-211-201) G	(-216-206) G		
(-161-151) G	(-166-156) G			(-216-206) G	(-221-211) G		
(-166-156) G	(-171-161) G			(-221-211) G	(-226-216) G		
(-171-161) G	(-176-166) G			(-226-216) G	(-231-221) G		
(-176-166) G	(-181-171) G			(-231-221) G	(-236-226) G		
(-181-171) G	(-186-176) G			(-236-226) G	(-241-231) G		
(-186-176) G	(-191-181) G			(-241-231) G	(-246-236) G		
(-191-181) G	(-196-186) G			(-246-236) G	(-251-241) G		
(-196-186) G	(-201-191) G			(-251-241) G	(-256-246) G		
(-201-191) G	(-206-196) G			(-256-246) G	(-261-251) G		
(-206-196) G	(-211-201) G			(-261-251) G	(-266-256) G		
(-211-201) G	(-216-206) G			(-266-256) G	(-271-261) G		
(-216-206) G	(-221-211) G			(-271-261) G	(-276-266) G		
(-221-211) G	(-226-216) G			(-276-266) G	(-281-271) G		
(-226-216) G	(-231-221) G			(-281-271) G	(-286-276) G		
(-231-221) G	(-236-226) G			(-286-276) G	(-291-281) G		
(-236-226) G	(-241-231) G			(-291-281) G	(-296-286) G		
(-241-231) G	(-246-236) G			(-296-286) G	(-301-291) G		
(-246-236) G	(-251-241) G			(-301-291) G	(-306-296) G		
(-251-241) G	(-256-246) G			(-306-296) G	(-311-301) G		
(-256-246) G	(-261-251) G			(-311-301) G	(-316-306) G		
(-261-251) G	(-266-256) G			(-316-306) G	(-321-311) G		
(-266-256) G	(-271-261) G			(-321-311) G	(-326-316) G		
(-271-261) G	(-276-266) G			(-326-316) G	(-331-321) G		
(-276-266) G	(-281-271) G			(-331-321) G	(-336-326) G		
(-281-271) G	(-286-276) G			(-336-326) G	(-341-331) G		
(-286-276) G	(-291-281) G			(-341-331) G	(-346-336) G		
(-291-281) G	(-296-286) G			(-346-336) G	(-351-341) G		
(-296-286) G	(-301-291) G			(-351-341) G	(-356-346) G		
(-301-291) G	(-306-296) G			(-356-346) G	(-361-351) G		
(-306-296) G	(-311-301) G			(-361-351) G	(-366-356) G		
(-311-301) G	(-316-306) G			(-366-356) G	(-371-361) G		
(-316-306) G	(-321-311) G			(-371-361) G	(-376-366) G		
(-321-311) G	(-326-316) G			(-376-366) G	(-381-371) G		
(-326-316) G	(-331-321) G			(-381-371) G	(-386-376) G		
(-331-321) G	(-336-326) G			(-386-376) G	(-391-381) G		
(-336-326) G	(-341-331) G			(-391-381) G	(-396-386) G		
(-341-331) G	(-346-336) G			(-396-386) G	(-401-391) G		
(-346-336) G	(-351-341) G			(-401-391) G	(-406-396) G		
(-351-341) G	(-356-346) G			(-406-396) G	(-411-401) G		
(-356-346) G	(-361-351) G			(-411-401) G	(-416-406) G		
(-361-351) G	(-366-356) G			(-416-406) G	(-421-411) G		
(-366-356) G	(-371-361) G			(-421-411) G	(-426-416) G		
(-371-361) G	(-376-366) G			(-426-416) G	(-431-421) G		
(-376-366) G	(-381-371) G			(-431-421) G	(-436-426) G		
(-381-371) G	(-386-376) G			(-436-426) G	(-441-431) G		
(-386-376) G	(-391-381) G			(-441-431) G	(-446-436) G		
(-391-381) G	(-396-386) G			(-446-436) G	(-451-441) G		
(-396-386) G	(-401-391) G			(-451-441) G	(-456-446) G		
(-401-391) G	(-406-396) G			(-456-446) G	(-461-451) G		
(-406-396) G	(-411-401) G			(-461-451) G	(-466-456) G		
(-411-401) G	(-416-406) G			(-466-456) G	(-471-461) G		
(-416-406) G	(-421-411) G			(-471-461) G	(-476-466) G		
(-421-411) G	(-426-416) G			(-476-466) G	(-481-471) G		
(-426-416) G	(-431-421) G			(-481-471) G	(-486-476) G		
(-431-421) G	(-436-426) G			(-486-476) G	(-491-481) G		
(-436-426) G	(-441-431) G			(-491-481) G	(-496-486) G		