

Milton Road, Bournemouth, BH8 8LP



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# What it's got.

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The apartment is located to rear of the block and benefits from its own private entrance via a path/gateway. As you walk in you feel like you are in a house as the accommodation is laid over two floors. On the ground floor from the hallway there are stairs to the first floor and a downstairs cloakroom. A good sized modern lounge/diner which allows the natural light to flood in due to two large dual aspect windows and the kitchen is comprehensively fitted with a view over the communal gardens.

Upstairs the main bathroom is generous in size, again being bright & airy due to two large dual aspect windows. There is a small double bedroom, main bathroom and large storage cupboard.

Outside you have your own patio area which leads directly onto the communal gardens. A garage & parking space comes with No 2 along with visitor parking spaces.





## What the owner says.

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"I bought the property as it was like a house, not a flat. It's secluded and very quiet. There's a patio which leads onto the communal gardens which is rarely used as the access is through my private gate. The location is great with less than 15 minute walk to the town or train station."



## Where it is.

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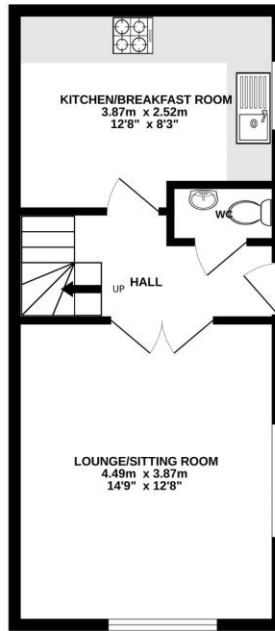
Dean Park is a popular location due to its close proximity to the town centre, university and not forgetting the award winning beaches of Bournemouth. In the other direction you will find the extensive shopping facilities of Winton & Charminster with offer an array of amenities, fashionable bars, trendy bistros & cafes. Bournemouth train station has regular routes directly to Southampton, Winchester and London.



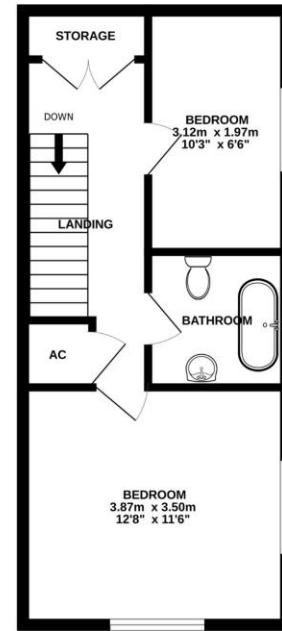
GARAGE  
13.7 sq.m. (148 sq.ft.) approx.



GROUND FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 80.8 sq.m. (870 sq.ft.) 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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## Technical bits.

- Approx 870 sq ft in accommodation
- Council tax band B
- EPC rating - C
- Leasehold 103 years remaining
- Private entrance and patio
- Two bedroom duplex apartment
- Garage plus an allocated parking space
- Secluded gated development

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