



## **FOR SALE**

### **SPACIOUS DOMESTIC GARAGE IN GREAT LOCATION**

- LEASEHOLD - 99 YEARS  
FROM 24.12.1968
- LOW OUTGOINGS
- 303 SQ FT

**PRICE:**  
**£18,000**

**PAUL.STEWART@GOADSBY.COM**  
**01202 550151**

MANAGEMENT



**goadsby**

**GARAGE AT 23-24 WOODLAND GRANGE**  
31 DEAN PARK ROAD, BOURNEMOUTH, DORSET BH1 1HY



## Property Details

- **Size:** Gross internal measurements of approximately 8.46m x 3.36m (27.6ft x 11.0ft).
- **Construction:** The garage is of brick construction and is in good overall condition.

A secure up-and-over roller style door with a single yale locking mechanism.

- **Access:** The property benefits from 24/7 vehicular access via a shared driveway. The garage forms part of a flat block of 24 flats, and this affords a good level of security.

## Location & Surroundings

- **Convenience:** Located in a quiet residential area within easy walking distance of the town centre.
- **Demand:** The location offers a high demand for parking, making this an excellent investment opportunity for a flat owner to secure dedicated parking, or simply bolster storage options.
- **Access Routes:** Provides quick and easy access to the Wessex Way and A31 leading to Ringwood and beyond.

## Legal Information

- **Title:** The leasehold interest is registered with the **Land Registry**, DT260159.
- **Leasehold Details:**  
A copy of the lease is available upon request.
  - **Length of Lease Remaining:** 42 years.
  - **Ground Rent:** Approximately £50 per year, payable ½ yearly, 29.09 and 25.03.
  - **Service Charge:** Approximately £328 per year, payable ½ yearly, 29.09 and 25.03. Lease explains 0.5% of the external block maintenance is chargeable.
- **Energy Performance Certificate (EPC):** The property is exempt from an EPC.
- **Local Authority:** Bournemouth Council, Bourne Avenue, Bournemouth, Dorset BH2 6DY

## Viewings & Contact

- **Viewing Arrangements:** Viewings are available by appointment only. Please contact the seller's agent to arrange a time.
- **Contact Name:** Paul Stewart
- **Contact Details:** 01202 550151  
[paul.stewart@goadsby.com](mailto:paul.stewart@goadsby.com)

## Disclaimers

- All measurements are approximate and are for illustrative purposes only.
- Interested parties are advised to verify all information.
- The seller will not be including any specific contents in the sale unless explicitly stated.
- Any interested party should be aware that the current owner of the garage is Goadsby & Harding (Holdings) Limited.



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