



LULWORTH HOUSE, CAVENDISH ROAD, BOURNEMOUTH, BH1

£250,000 SHARE OF FREEHOLD

A beautifully presented two double bedroom ground floor apartment set within a well-managed purpose built development situated in the popular Dean park area of Bournemouth which is a short walk to the vibrant town centre and award winning beach. The property comprises of bright and spacious accommodation throughout with a lovely outside area and a garage.

Ground floor | Two double bedrooms | Contemporary kitchen | Large lounge dinner | Private patio | All new windows and doors | Garage & off road resident parking | Superb location

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



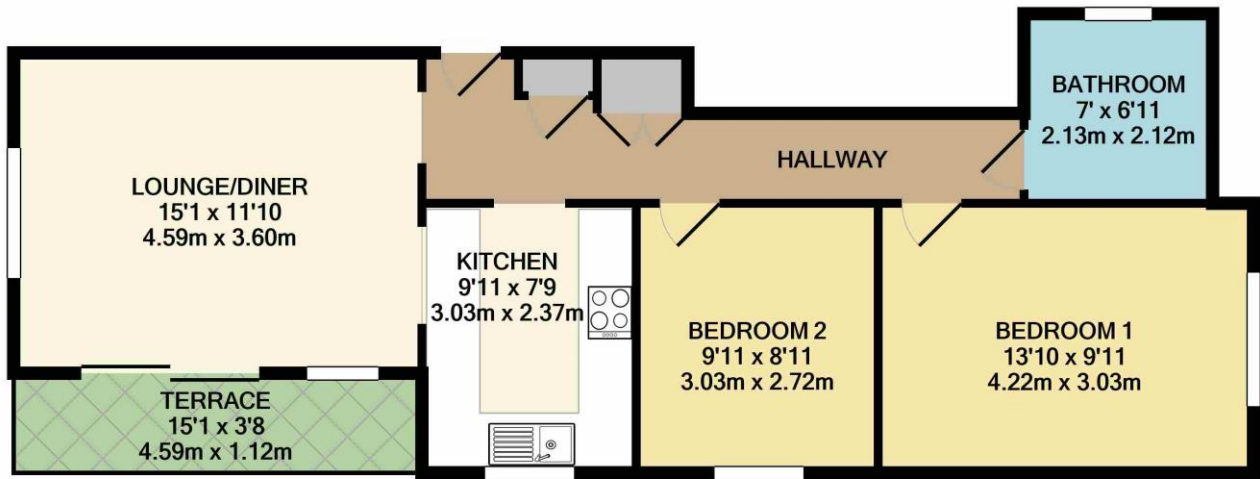
DESCRIPTION

The apartment is situated on the ground floor and is accessed via either a communal entrance or via the private patio which can be used as a private entrance.

The lounge is a particular feature of the property enjoying dual aspect windows and access to the patio. There is ample space for a dining table and an opening to the kitchen which makes it a very sociable space. The new kitchen is fitted with a range of base and eye level work units with integrated appliances.

There are two double bedrooms both with space for free standing furniture and the added benefit of rear garden views from the master bedroom. The family bathroom is tiled and comprises of a suite to include WC,

The garage is currently arranged as a gym and the current owners have undertaken works to ensure the roof is water tight. There is resident parking in the garage area.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

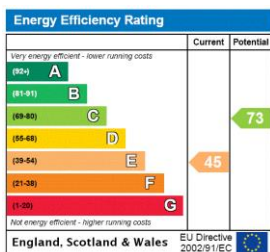
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1350 per annum

AT A GLANCE

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