



LULWORTH HOUSE, CAVENDISH ROAD, BOURNEMOUTH, BH1

£250,000 SHARE OF FREEHOLD

A bright and well presented two double bedroom ground floor apartment set within a small purpose built development which is situated in the heart of Dean Park. The popular shops bars and restaurants of Bournemouth are nearby as are all major travel connections and the beach. The property offers spacious accommodation throughout with a garage and a south west facing balcony.

Ground floor | Two double bedrooms | Large lounge | New kitchen & bathroom | South west facing balcony | Garage

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.



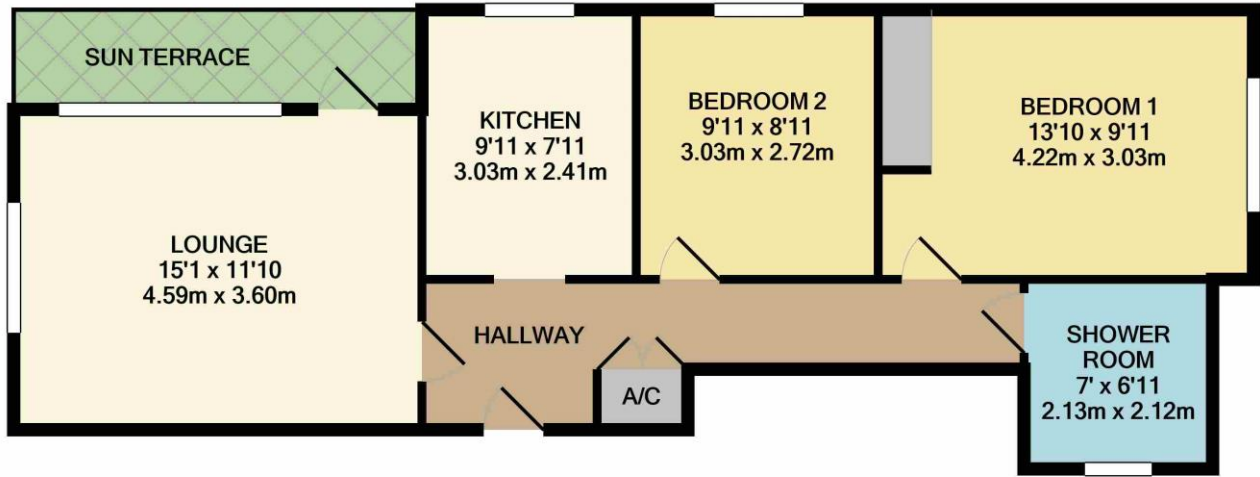
DESCRIPTION

The apartment is situated on the ground floor which is accessed via a communal entrance with well presented communal hallways. A private front door leads into the entrance hallway which houses a storage cupboard and an airing cupboard which houses a new pressured hot water tank.

The bright lounge is a particular feature of the property benefiting from dual aspect windows and access onto the south-west facing balcony via a patio door, there is also ample room for a dining table. The kitchen, which has recently been installed, benefits from a range of base and eye-level units with integrated appliances.

There are two generous double bedrooms both with space for freestanding furniture and both enjoying large windows which makes them very bright rooms. The bathroom which has recently been installed is tiled and benefits from a suite comprising of a large walk-in cubicle shower, WC and wash hand basin.

A garage, which measures 2.70m x 5.02m is conveyed with the property. Please note that the property can not be used for rental.



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
 Made with Metropix ©2022

COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1355 per annum

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge
- New kitchen & bathroom
- South west facing balcony
- Garage

Westbourne | 01202 767633 |

Winkworth