



CAVENDISH ROAD, BOURNEMOUTH, BH1

£269,950 LEASEHOLD

A stunning and contemporary two bedroom apartment set within a gated character conversion in the heart of Dean Park which is close to the town centre, good travel connections and the beach. The property views exceptionally well with modern, well presented accommodation throughout and allocated parking.

Gated development | Two double bedrooms | Two bathrooms | Large lounge diner | Modern kitchen | Good storage | Allocated parking | Superb location

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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

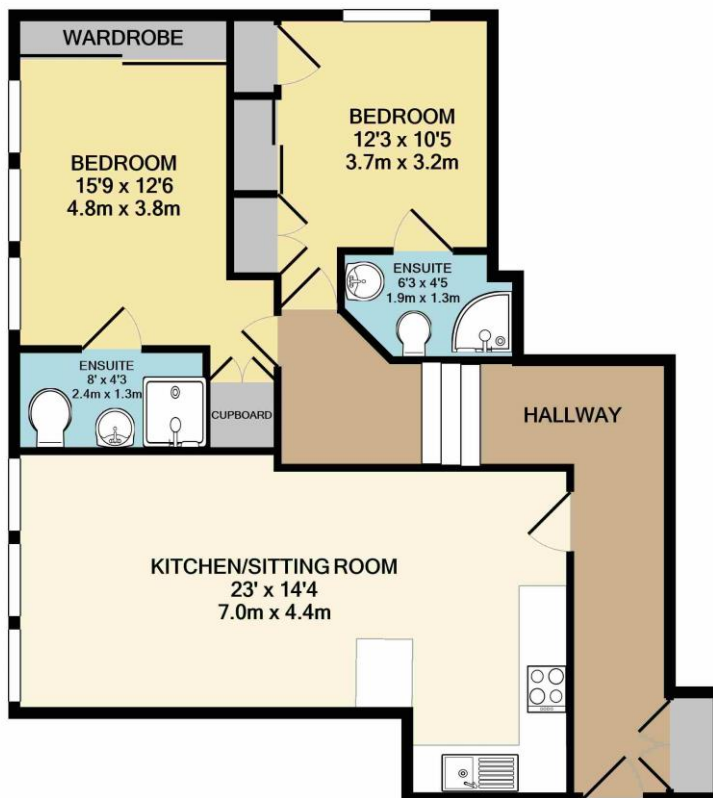
The apartment is situated on the first floor which is accessed via a flight of stairs through very well presented and stylish communal hallways.

A private front door then leads into the entrance hall which runs the length of the apartment, houses a good size store cupboard and has doors to principal rooms.

The large & bright lounge diner is a particular feature of the apartment with three feature windows to front aspect and ample room for a dining table. The modern kitchen is open plan to the lounge and is fitted with a range of base and eye level work units with integrated appliances.

There are two generous double bedrooms both with the added benefit of built in wardrobes and contemporary ensuite shower rooms.

Outside there is a well maintained communal garden and an allocated parking space on the gated gravel driveway.



TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 SQ.M.)

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: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1400 per annum

AT A GLANCE

- Gated development
- Two double bedrooms
- Two bathrooms
- Large lounge diner
- Modern kitchen
- Good storage
- Allocated parking
- Superb location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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