



**Cavendish Road, BH1**

**£230,000 Share of Freehold**

A bright and spacious two bedroom top floor apartment set in the popular Dean Park area which is just a short walk away from the town centre and beach in Bournemouth. The property is in very good order throughout with a balcony and garage.

2 1 1

#### KEY FEATURES

- Top (second) floor
- Two double bedrooms
- Large lounge diner
- Fitted contemporary kitchen
- Modern bathroom
- Balcony
- Garage



**Westbourne**

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## DESCRIPTION

The apartment is situated on the second floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses three storage cupboards and doors to principal rooms. There is also access into the very large loft space which this flat has the exclusive use of.

There is an incredibly spacious lounge which has ample room for a dining table and there are sliding patio doors which lead out onto the private balcony. The contemporary kitchen is fitted with a range of base and eye level work units and there is space and plumbing for domestic appliances.

There are two bright double bedrooms both with space for freestanding wardrobes. The modern family bathroom is tiled with

suite comprising the low-level WC, wash hand basin and panelled bath with shower above.

A single garage is conveyed with the property.





## LOCATION

Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250493>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Share of Freehold

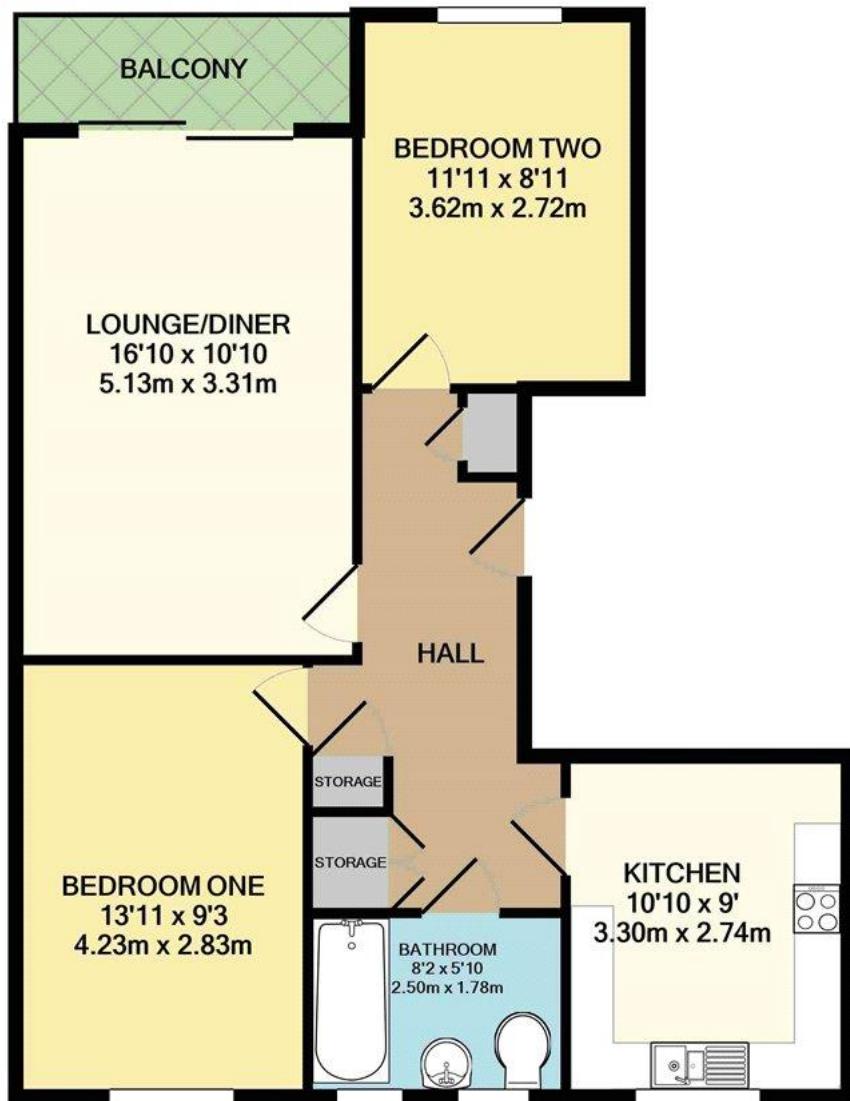
**Term:** 981 year and 8 months

**Service Charge:** £2000 per annum

**Council Tax Band:** C

**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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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