

**Flat 2, Dean Park Court, 25 Cavendish Road,
Bournemouth, BH1 1QY**



Property overview

Guide Price £300,000

A very well presented characterful two double bedroom ground floor garden flat in Cavendish Road, within the popular conservation area of Dean Park, Bournemouth.

Convenient for Bournemouth Train & Bus Station (0.4 miles), Bournemouth Town Centre (0.9 miles), Bournemouth Pier/Beach (1.1 miles), the popular bars, restaurants and amenities of Charminster High Street (0.6 miles), as well as access to travel links for further afield via Wimborne Road.

The accommodation offers an entrance hallway with a built-in storage cupboard, two double bedrooms (one of which has an en-suite), a family bathroom, a rear porch and an open-plan lounge/kitchen/diner.

Externally, there is a large, south-easterly facing private garden, with a storage shed.

The property also benefits from an allocated parking space (with additional visitor spaces), and a share of the freehold.



Accommodation

Entrance Via:

Rear private access via private garden gate, Communal front door from Cavendish Road, communal hallway, front door to:

Entrance Hall: 18' 6" x 4' 6" (5.63m x 1.37m)

Opening to kitchen/lounge/diner, doors to accommodation and door to:

Built-In Storage: 4' 0" x 1' 3" (1.22m x 0.38m)

Shelving, providing storage.

Open Plan Lounge/Kitchen/Diner: Overall Measurements: 18' 6" max x 17' 5" max (5.63m x 5.30m)

Kitchen Area: 15' 0" x 8' 3" (4.57m x 2.51m)

Spotlights, window to rear aspect, kitchen island, range of eye and base level units, integrated appliances (fridge/freezer, oven/grill with 5 ring gas hob and extractor over, low level microwave, dishwasher), built in unit with drinks cupboard with down lights, cupboard housing gas fired combination boiler, open plan with:

Lounge/Dining Area: 18' 6" max x 12' 0" max (5.63m x 3.65m)

Bay sash windows to rear aspect, three radiators, internet point, door to porch.

www.simonandcoproperty.co.uk

Bedroom One: 15' 0" max into bay x 14' 4" max (4.57m x 4.37m)

Bay sash windows to rear aspect, laminate flooring, door to:

En-Suite: 10' 2" x 4' 8" (3.10m x 1.42m)

Spotlights, extractor fan, fully tiled walls, shower enclosure with mixer shower controls, handheld attachment and waterfall over, table top sink with mixer tap and mirror over with storage and space/plumbing for washing machine below, WC, ladder style towel radiator, mirrored wall cabinet.

Inner Hallway: 5' 9" x 3' 4" (1.75m x 1.02m)

Doors to accommodation, laid to laminate.

Bedroom Two: 10' 9" x 7' 3" (3.27m x 2.21m)

Window to rear aspect, radiator, range of fitted cupboards, laid to laminate.

Bathroom: 7' 2" x 5' 9" (2.18m x 1.75m)

Obscured to side aspect, extractor fan, pedestal wash hand basin with mirrored cabinet over, panelled bath with mixer taps and handheld attachment over, ladder style towel radiator, WC.

Rear Porch: 10' 0" x 4' 4" (3.05m x 1.32m)

Window to side and rear aspect, built in storage for coats and shoes, radiator, door to open plan lounge/kitchen/diner, door to:

Private Garden:

South-Easterly facing, enclosed by fence and foliage, laid to decking area, patio and grass, side gate to residents' parking, external storage shed.

Resident Car Park:

Parking is to the rear of the building - there is vehicular access from Beechey Road, an allocated parking space with additional visitor spaces available.

Lease:

125 years from 1st May 1999 (approx. 99 years remaining)

Service Charge:

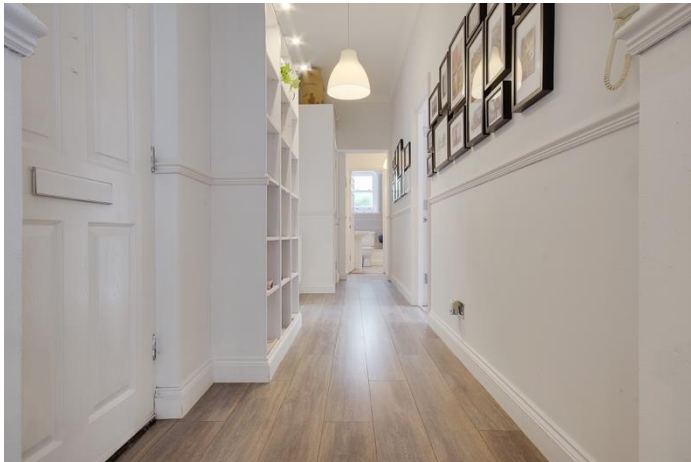
£2,130 per annum (Including building insurance) – Payable 6-Monthly (January & July)

Ground Rent:

Peppercorn (£0)

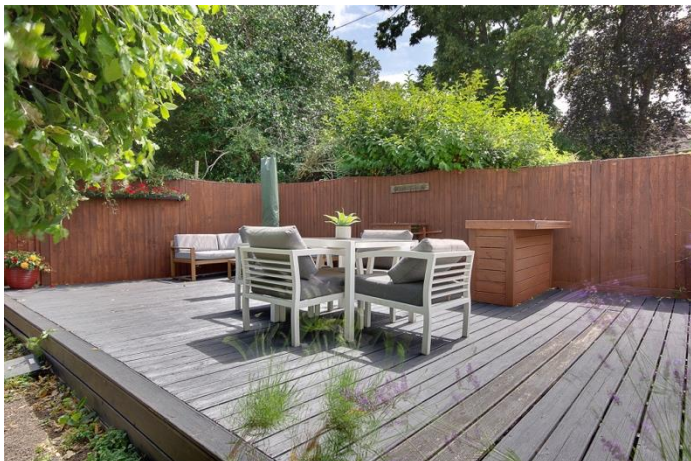
Photography













Floor Plan

EPC

17/07/2025, 14:26

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

2 DEAN PARK COURT 25 CAVENDISH ROAD BOURNEMOUTH BH1 1QY	Energy rating C	Valid until:	20 October 2030
		Certificate number:	2911-3020-2002-0720-4896
Property type		Ground-floor flat	
Total floor area		71 square metres	

Rules on letting this property

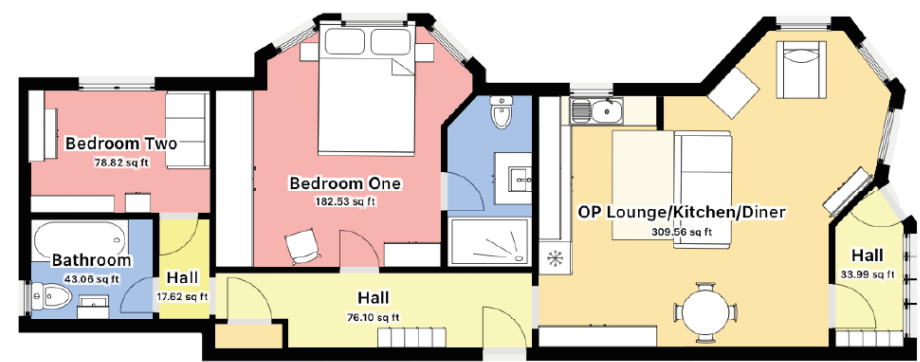
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SIMOM & CO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

Also find us on

