

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



Property overview

Guide Price £225,000

A characterful two-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 entrance hall with storage recess, kitchen, inner hall/pass through utility room, lounge diner with rear porch, two bedrooms (one of which has an en-suite) and a bathroom.

Externally, there is a 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.

Ideal first-time buyer, holiday home bolt hole, or buy to let.

Offered with no forward chain and vacant possession.



Accommodation

Entrance Via:

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

Hallway (L-Shaped) 19' 8" max x 17' 3" ,ax (5.99m x 5.25m)

Smoke alarm, doors to accommodation,
recess for coats/shoes, radiator, opening to:

Kitchen: 9' 9" max x 8' 3" max (2.97m x 2.51m)

Spotlights, extractor fan, sash window to
rear aspect, range of eye and base level
units, integral appliances (oven, grill,
microwave, fridge/freezer four four-ring gas
hob), cupboard housing Viessmann gas-fired
combination boiler.

Inner Hall/Pass Through Utility: 8' 1" x 6' 6" (2.46m x 1.98m)

Part sloped ceiling, sash window to rear
aspect, radiator, worktop with space under
for washing machine, and dryer.

Lounge/Diner: 18' 5" max x 18' 1" max into bay window (5.61m x 5.51m)

Sash windows to the side aspect, radiator,
door to:

Rear Porch: 9' 1" x 4' 3" (2.77m x 1.29m)

Sloped ceiling, light point, space for
shoes/coats, door to patio/garden.

Bedroom One: 13' 10" max into door recess x 11' 1" (4.21m x 3.38m)

Sash windows to side and rear aspect,
radiator, door to:

En-Suite: 6' 1" max x 4' 3" max (1.85m x 1.29m)

Spotlights, extractor fan, part tiled walls,
wash hand basin (with storage below and
mirrored cabinet above), ladder style towel
radiator, walk in shower enclosure (with
mixer shower controls, handheld attachment
and rainfall shower over), WC.

Bedroom Two: 8' 9" x 7' 10" (2.66m x 2.39m)

Window to rear aspect, radiator.

Bathroom: 6' 5" x 5' 5" (1.95m x 1.65m)

Spotlights, extractor fan, part-tiled walls,
pedestal wash hand basin, panelled bath
(with mixer taps and handheld attachment
over), WC.

Rear External:

Enclosed by fence and foliage, storage shed,
external power socket, raised flower bed, laid to
patio and grass section, gate to communal
driveway leading to resident parking and Beechey
Road.

Tenure:

Share of Freehold – 125 years from 1st May 1999
(Approx 99 years remaining)

Service Charge:

Approx £2130 per annum (Includes building
insurance, plus a £200 contribution to reserve
fund)

Ground Rent:

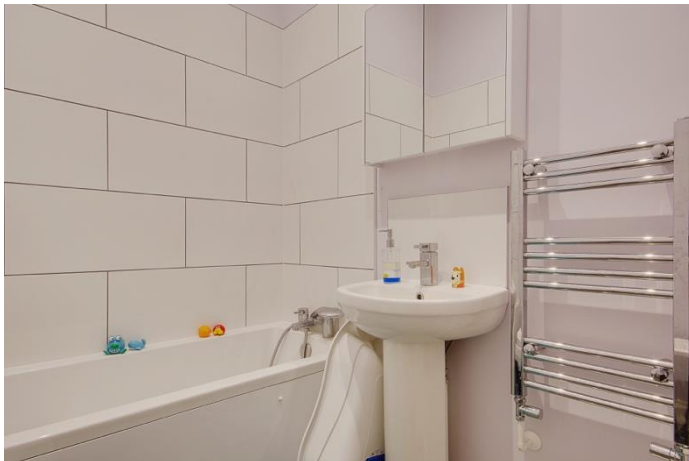
Peppercorn (£0)

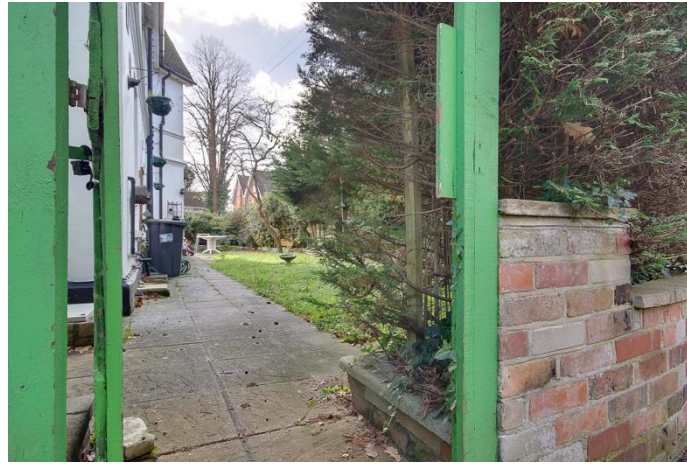
Photography

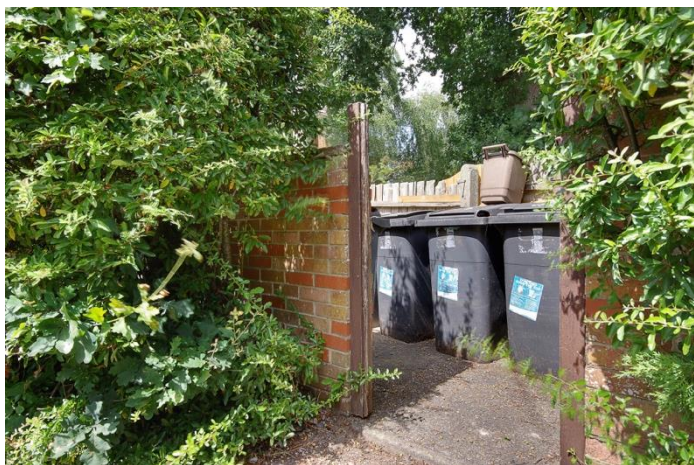




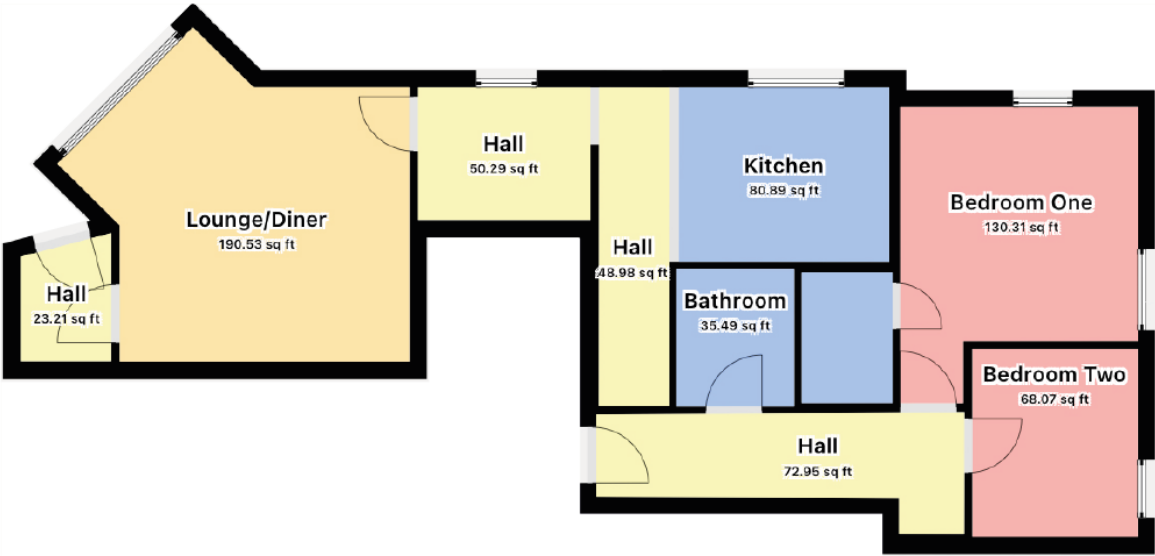








Floor Plan



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

EPC

Energy performance certificate (EPC)

Flat 1 Dean Park Court 25 Cavendish Road BOURNEMOUTH BH1 1QY	Energy rating	Valid until: 4 September 2033
	D	Certificate number: 1837-0921-7200-0205-9202

Property type	Ground-floor flat
Total floor area	47 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 D. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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

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.

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