

**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:

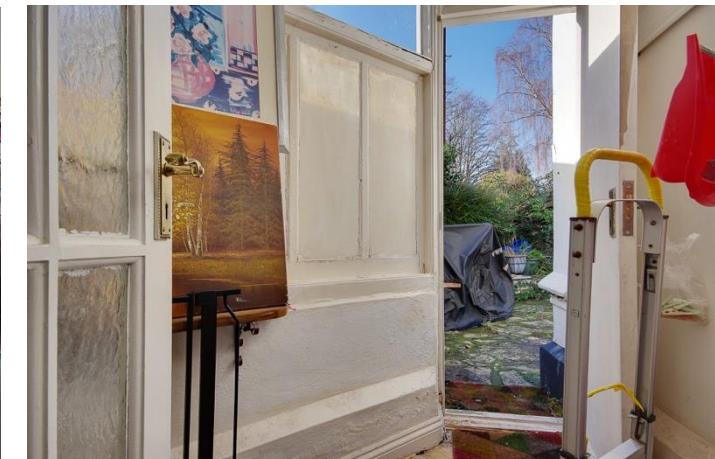
Approx £2130 per annum (Includes building insurance, plus a £200 contribution to reserve fund)

Ground Rent:

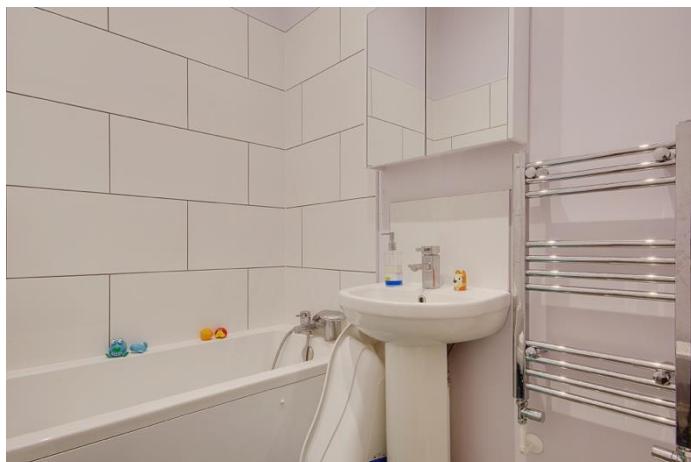
Peppercorn (£0)

Photography





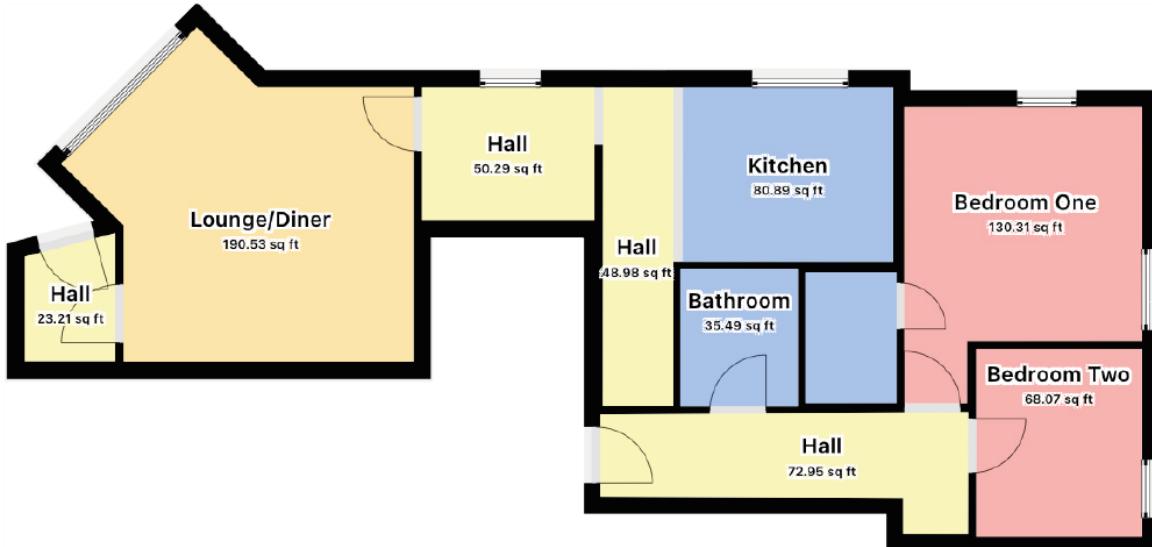








Floor Plan



EPC

Energy performance certificate (EPC)

Flat 1 Dean Park Court 25 Cavendish Road BOURNEMOUTH BH1 1QY	Energy rating D	Valid until: 4 September 2033
		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.

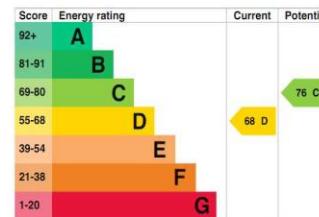
[See how to improve this property's energy efficiency.](#)

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



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