

**Flat 10 Dean Park Lodge, 15 Cavendish Road,
Bournemouth, BH1 1QX**



Property overview

Guide Price £330,000

A spacious modern build top floor flat with character features and 'secret' roof terrace situated in the popular Dean Park Conservation Area convenient for Bournemouth town centre (1.0 miles), Bournemouth beaches (1.3 miles), Bournemouth train station and travel interchange (0.6 miles), and routes to Poole, Southampton, and London.

The accommodation offers three bedrooms (all able to accommodate double beds), a main bathroom, en-suite shower room, hallway, living room area, with unique reception corridor leading to a feature dining / kitchen / breakfast room.

A real feature of this property is a 'hidden' U-shaped roof terrace tucked amongst the chimney pots situated between the roof tops which is accessed via the main bedroom.

The property benefits from double glazing, gas-fired central heating, a video entry phone, a bin store, a bike store, and remote-controlled gates to an allocated parking space, and a 107 year lease.



Accommodation

Agents Note On The Block:

This block is actually a modern build development of apartments (built 2007) situated in the Dean Park Conservation Area (1993). This building had to be built with the same appearance and footprint as the original building which was demolished. The flat therefore has the benefits of a modern purpose build (energy efficiency, well configured, sound proofing, modern electrics and plumbing etc.), and the benefits of a character older building.

Entrance Via:

Communal front door with security video-entry phone to communal porch, door to inner lobby, stairs to second floor, door to:

Hallway: 19' 0" x 3' 7" (5.79m x 1.09m)

Smoke alarm, light tunnel providing daylight, video entry phone, "hive" heating control, radiator, doors to accommodation.

Bedroom One: 18' 2" x 9' 7" (5.53m x 2.92m)

Part sloped ceilings, radiator, fitted wardrobes, window and door to rear aspect leading to roof terrace, door to:

En-Suite: 7' 9" x 3' 1" (2.36m x 0.94m)

Part sloped ceilings, extractor fan, W. C., wash hand basin with mirror cabinet over, glazed shower enclosure with inset mixer shower over, part tiled walls, tiled floor.

'Hidden' Roof Terrace: 13' 9" x 7' 4" (4.19m x 2.23m) plus 12' 2" x 4' 8" (3.71m x 1.42m) plus 13' 9" x 8' 4" (4.19m x 2.54m)

Split in two areas, (U-shaped) external lighting, laid to patio.

Main Bathroom: 7' 6" x 7' 1" (2.28m x 2.16m)

Part tiled walls, tiled floor, panelled bath with glazed shower screen and mixer shower over, W.C., wash hand basin, chrome ladder style towel radiator.

Bedroom Three: 9' 1" x 8' 10" (2.77m x 2.69m)

Part sloped ceiling, radiator, skylight window to rear aspect.

Bedroom Two: 14' 2" x 9' 10" (4.31m x 2.99m)

Part sloped ceiling, skylight window to rear aspect, fitted wardrobes, radiator.

Living Room Area: 16' 2" x 15' 0" (4.92m x 4.57m)

Part sloped ceiling, TV point, two sash windows to front aspect, radiator, opens to:

Reception Corridor: 17' 9" x 6' 10" (5.41m x 2.08m)

Part sloped ceiling, smoke alarm, two skylight windows to front aspect, radiator, opens to:

Kitchen/Diner: 21' 10" x 13' 5" (6.65m x 4.09m)

Part sloped ceiling, smoke alarm, two Velux windows to side aspect, radiator, space for dining table, range of units incorporating breakfast bar island area, integrated appliances (including fridge, freezer, dish washer, washer/dryer), electric oven with five ring gas hob and hood over, work top, one and a half bowl sink/drainers, tiled floor.

Tenure:

Leasehold with 106 years remaining (approx.).

Service Charge:

£362.40 per quarter i.e. £1,449.60 per year.

Ground Rent:

£300 per year.

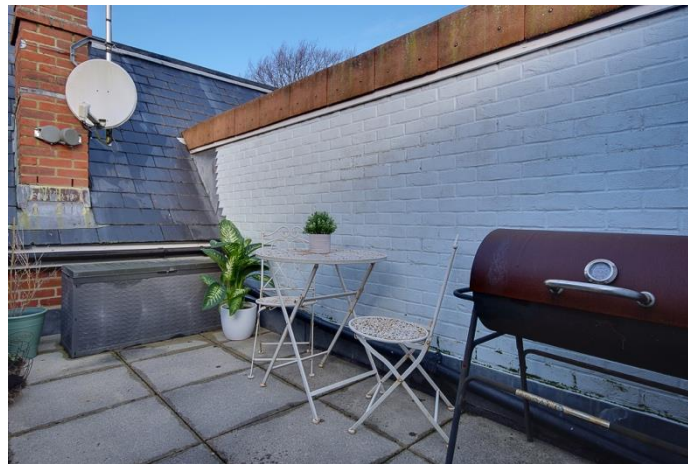
Photography

















Floor Plan

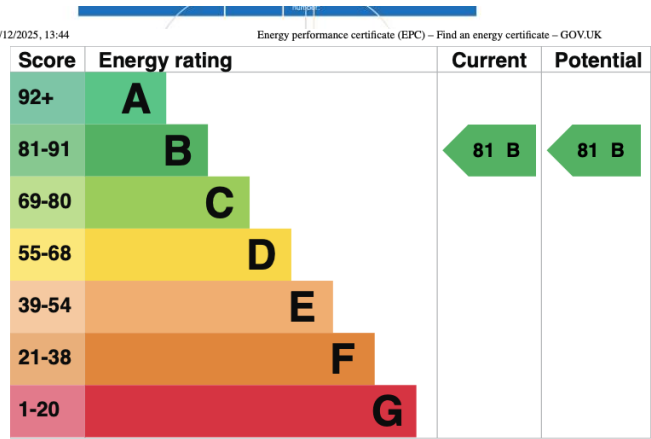


EPC

Energy performance certificate (EPC)

10 DEAN PARK LODGE 15 CAVENDISH ROAD BOURNEMOUTH BH1 1QX	Energy rating B	Valid until: 29 March 2031
		Certificate number: 4639-4127-6000-0880-5272

Property type	Top-floor flat
Total floor area	114 square metres



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