



Offers Over £340,000

28a Cavendish Road, Bournemouth, BH1 1RG



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Main description

Superb two double bedroom, two bathroom townhouse uniquely set over three floors, with the benefit of an outside patio/garden area and own private entrance. Situated in an exclusive gated development this beautiful home offers much charm and character in this traditional building which consists of apartments and just three townhouses. Finished to a high standard and presented in show home condition the property is located in a sought after position within the Dean Park conservation area and adjoining the well known cricket ground. The property is a little different and would suit a first time buyer or couple as a main residence, or could be a perfect second home.

Access to the property is via private gates where a pathway adjoining the communal gardens takes you to the accommodation with private entrance to the hallway. This leads in to the large open plan living space where double opening doors provide access to a large private patio. The kitchen has a range of work surfaces and modern storage cupboards with integrated appliances to include fridge/freezer, oven, hob and dishwasher. Stairs from the Hall lead to the first floor landing where there is a large built in storage cupboard. Bedroom one is a good size double room with window to front and En-suite bathroom, superbly presented with part tiled walls, panelled bath with shower attachment, low level w.c, and wash hand basin. On the second floor is the second double bedroom with window to the front, en-suite shower room also part tiled, separate shower cubicle, low level w.c, and wash hand basin. Outside, adjoining the private patio are well kept communal grounds which are mainly laid to lawn, enclosed by mature hedging. Allocated parking is to the side. A superb town house which needs to be viewed to be appreciated.

Area

Dean Park is one of Bournemouth's most popular and sought after suburbs. In close proximity to Bournemouth Town Centre with its shops, restaurants and award-winning beaches.

Easy access to Charminster with its vibrant mix of cultural shops and restaurants. There are great transport links to the nearby Bournemouth train station and which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Dean Park has tree lined roads and has a mix of character detached houses and converted and newer style apartment, popular with all age ranges. The cricket ground which is at the heart of the area and gives and tranquil feel and is now used by Dorset County Cricket Club.

Tenure

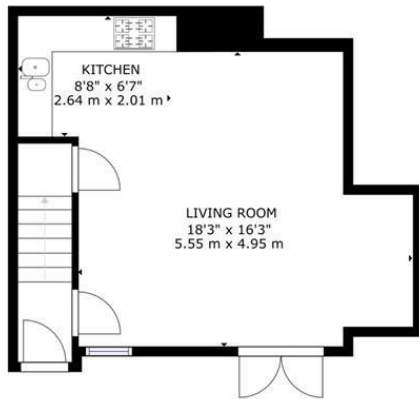
Leasehold with 983 years remaining
Service Charge - £80 per month
Building Insurance £485.28 per annum.
Ground Rent Peppercorn.

Pets permitted

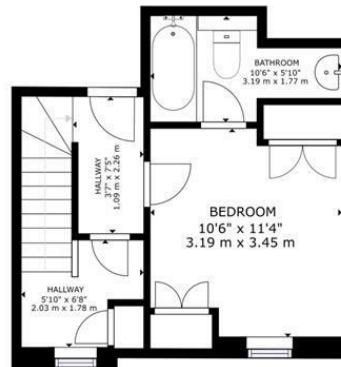


FEATURES & SPECIFICATIONS

- Only 16 Years Old
- Prestigious Gated Development
- Own Entrance and Patio Garden
- Gas Central and Underfloor Heating
- Immaculate Condition
- Allocated Parking
- Unique Townhouse Over 3 Floors
- Two Double Bedrooms with En-Suites
- Sought After Location
- Well Kept Communal Gardens



FLOOR 1



FLOOR 2



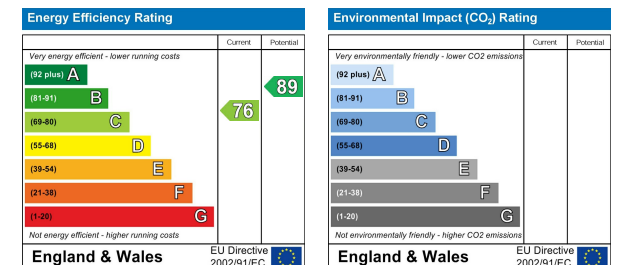
FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 340 sq ft, 31.55 m², FLOOR 2: 279 sq ft, 25.93 m², FLOOR 3: 254 sq ft, 23.61 m²
 TOTAL: 873 sq ft, 81.09 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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