



Connells

Dean Park Court Cavendish Road
Bournemouth

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Bournemouth BH1 1QY

for sale offers in excess of
£260,000



Property Description

Connells Estate Agents are delighted to offer for sale this two bedroom apartment located in the sought after location of Dean Park, within 0.6 mile walk of Bournemouth town centre. Situated on the ground floor this apartment offers spacious living with inner hallways, large and light rooms and also benefits from a private garden. We highly recommend an internal viewing so please contact us today for more details.

Offered with vacant possession and no forward chain.

Bournemouth's bustling town centre boasts a pedestrianised high street and Victorian arcades, department stores, high street favourites, and independent retailers. Less than a mile away you will find Bournemouth's main line railway with connections to Weymouth and London Waterloo. The main attraction is arguably Bournemouth's seven miles of golden sandy beaches which offers something for everyone, whether it is zip lining or enjoying some food and drink at one of the many seaside eateries. The property is situated 1.3 miles from Bournemouth Pier.

Entrance Hall

Secure entry phone system. Laminate flooring. Radiator.

Study

Single glazed window to side aspect. Cupboard housing consumer unit. Radiator.

Sitting Room

12' 4" x 13' 5" (3.76m x 4.09m)

Single glazed window to side aspect. Single glazed door to porch area leading to garden. TV and telephone points. Laminate flooring. Radiator.

Kitchen

13' 4" x 8' 3" (4.06m x 2.51m)

Single glazed sash window to side aspect. Wall mounted gas boiler. Range of wall and base units with laminate worktops over. Four ring gas burner with electric oven underneath and pull out cooker hood over. 1½ bowl stainless steel sink unit with drainer. Space and plumbing for washing machine, space for dishwasher and fridge freezer. Vinyl flooring.

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m)

Double aspect sash windows to side and rear. Radiator. Door to:

En-Suite

Large shower enclosure with sliding glass door. Rainfall shower with chrome wall mixer tap. Vanity wash hand basin. Low level WC. Extractor. Chrome towel rail. Part tiled.

Bedroom 2

8' 7" x 7' 7" (2.62m x 2.31m)

Single glazed sash window to rear aspect.
Radiator.

Bathroom

Panel enclosed bath with chrome mixer and shower attachment. Pedestal wash hand basin. Low level WC. Extractor. Tiled floor. Chrome heated towel rail. Tiled in principle areas.

Garden

Patio and lawn area. Side gate access. Enclosed by mature shrubs. Timber shed. Electric point. Water tap. There is allocated parking to the rear of the property, as well as one visitors space.

Agents Notes:

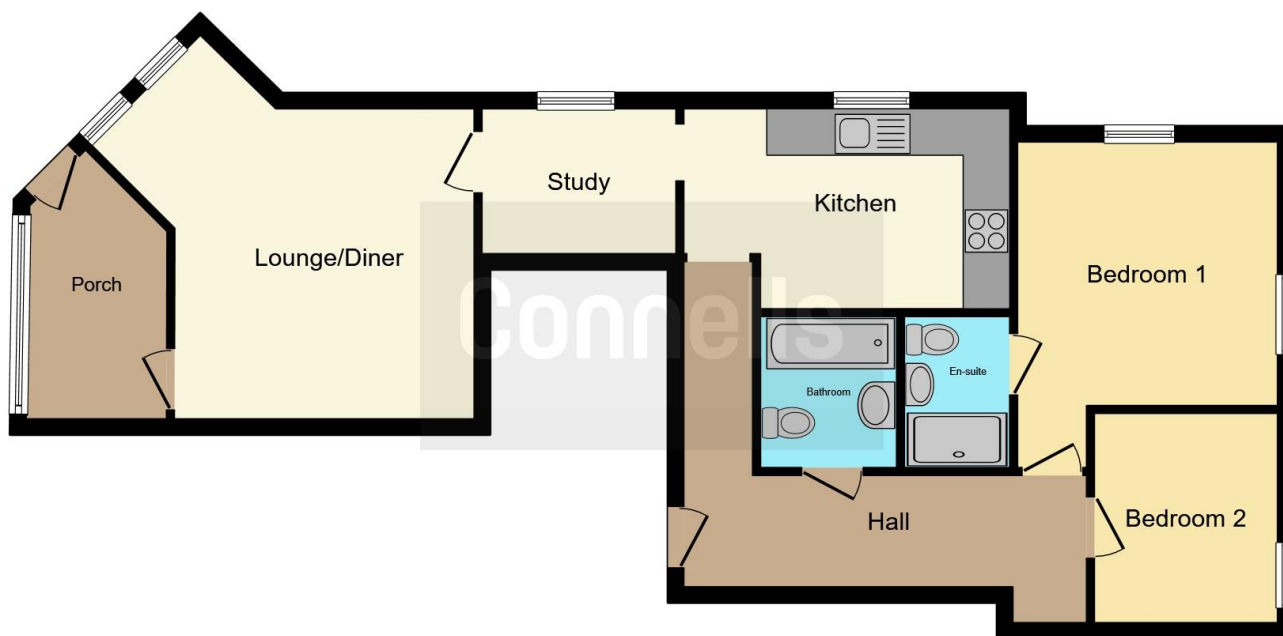
Lease:125 years from May 1999

Service Charge: £1400 per year. (£700 paid every 6 months)

Ground Rent: £0

Council Tax Band C - BCP Council





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SBN305535

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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