



Connells

Cavendish Hall Cavendish Place
Bournemouth



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 large rooms and the benefit of share of the freehold, communal garden and a garage. We highly recommend an internal viewing so please contact us today for more details.

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 a 1.4 mile walk from Bournemouth Pier.

Approach

The driveway leads to the rear of the property and a pathway towards the communal rear entrance. Front door opens into the;

Entrance Hall

Secure entry phone system. Cupboard housing the consumer unit. Two large storage cupboards. Doors to all rooms. Laminate flooring throughout.

Sitting / Dining Room

Double glazed window to the front. Door opening onto small patio. Electric fireplace. TV Point. Radiator. Continuation of laminate flooring.

Kitchen

Double glazed window to the rear. Fitted with a range of matching wall and base units with granite worktops over. Five ring gas hob with stainless steel cooker hood over. Electric oven. Double stainless steel sink and drainer unit. Plumbing for washing machine. Integrated fridge freezer. Tiled floor.

Bedroom One

Double glazed window to the front aspect. Fitted wardrobes. Fitted desk and drawers. TV point. Radiator.

Bedroom Two

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

Bathroom

Obscure glazed window to the rear. Modern suite fitted with a large walk in shower with rainfall shower. Wash hand basin and vanity unit. Low level WC. Anthracite towel radiator. Fully tiled. Plumbing for a washing machine if required.

Outside

The front is a communal garden and this property has direct access onto a patio area, which is perfect for having your morning coffee. At the rear there is the garage which has electric up and over door with power and light.

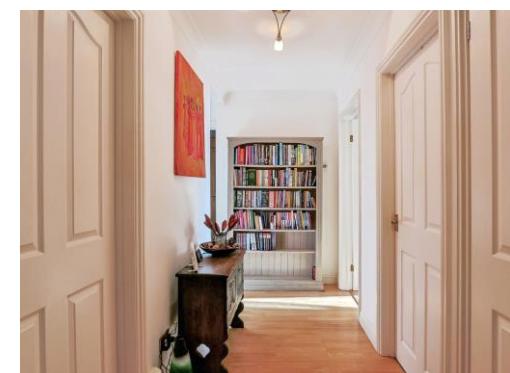
Agents Notes;

Lease: 999 years from 26 September 2006

Service Charge: £660 a quarter - Includes water and sewage

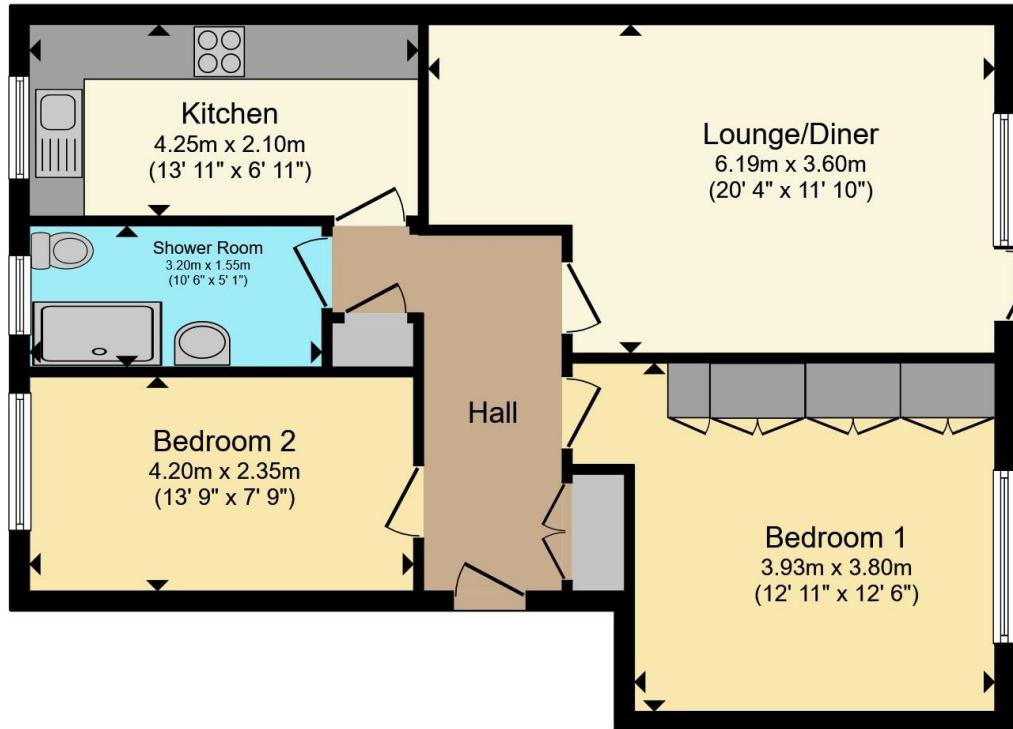
Ground Rent: £0

Council Tax Band C - BCP Council









Total floor area 70.5 m² (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: C

Council Tax
Band: C

Service Charge:
2400.40

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306508

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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