



Connells

Cavendish Court Cavendish Road
Bournemouth

Cavendish Court Cavendish Road Bournemouth BH1 1QX

for sale
£240,000



Property Description

A large two bedroom top floor flat located in Cavendish Court in the Dean Park area of Bournemouth. The property is situated in a great location being close to the train station, beach and town centre.

The accommodation comprises of two double bedrooms, one of which has built in wardrobes and an en-suite shower room. The L shaped hallway leads to a spacious living room with dual aspect windows. The kitchen is fitted with a range of base and wall mounted units, adjoining worktop, integrated oven/hob and space, power and plumbing for washing machine, tumble dryer and fridge freezer. The kitchen also has a large space for dining. The modern family bathroom is complete with a basin, WC and a bath with shower attachment above.

Additional benefits include a garage, off road parking, gas central heating and loft storage space.

Entrance Hallway

L shaped hallway. Large airing cupboard. Access to loft.

Lounge

13' 8" x 13' 8" (4.17m x 4.17m)

Two front aspect double glazed windows. Radiator.

Kitchen / Dining Room

15' 9" x 10' 4" (4.80m x 3.15m)

Fitted kitchen comprising a range of wall and base units, island unit, Side aspect double glazed window and further side aspect window. Laminate flooring. Radiator.

Bedroom One

14' 3" x 11' 8" (4.34m x 3.56m)

Rear aspect double glazed window. Steps leading into the room. Built in wardrobes. Access into loft.

En Suite

Suite comprising shower and wash hand basin. Heated towel rail. Small built in unit and shelving.

Bedroom Two

11' 10" x 11' (3.61m x 3.35m)

Front aspect and three side aspect double glazed windows. Radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin and WC. Heated towel rail. Tiled flooring.

Parking

Garage and communal parking.

Agents Notes

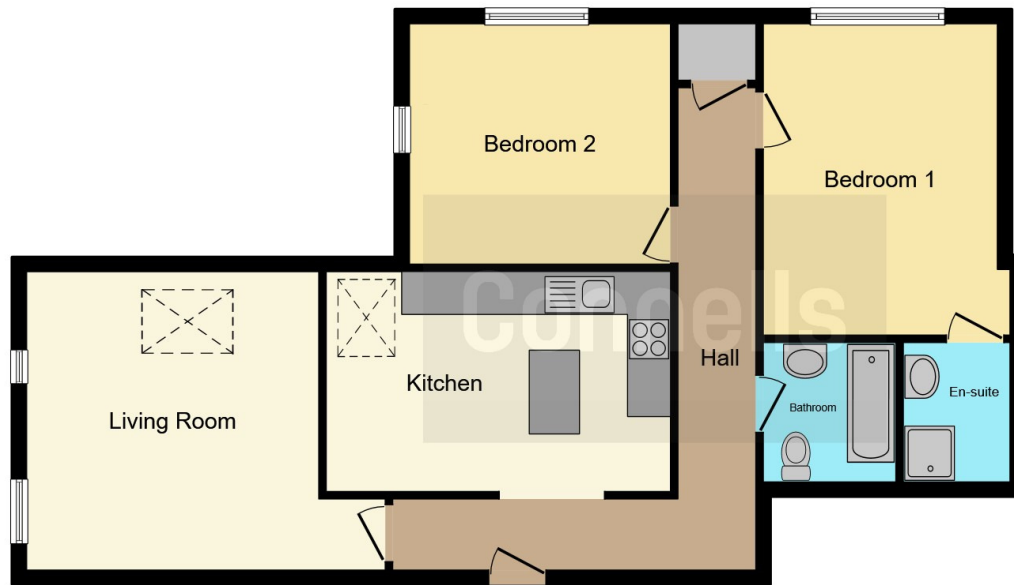
Lease: From 30 September 2013 expiring on 25 March 2172 (less 11 days)

Current	Annual	Ground	Rent:
Peppercorn			

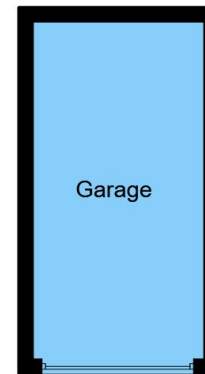
Current	Annual	Service	Charge:
£2200.00		which includes water and waste	

Council Tax Band: C





Floor Plan



Garage

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.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WIN307238

This is a Leasehold property with details as follows; Term of Lease 159 years from 30 Sep 2013. 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.

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