



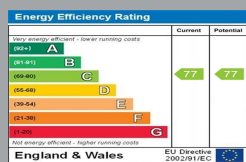
FLAT 2, ROSE LODGE, 10-12 CAVENDISH PLACE
BOURNEMOUTH
Dorset, BH1 1RQ

£1,250 PCM

goadsby.com

STUNNING GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS, TWO BATHROOMS AND A PRIVATE GARDEN

- Modern Two Bedroom Apartment
- Private Outside Space
- Desirable Location
- Parking
- EPC Rating: Band B



Reference: 935749

Deposit Amount: £1,442.30

Council Tax Band: C

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

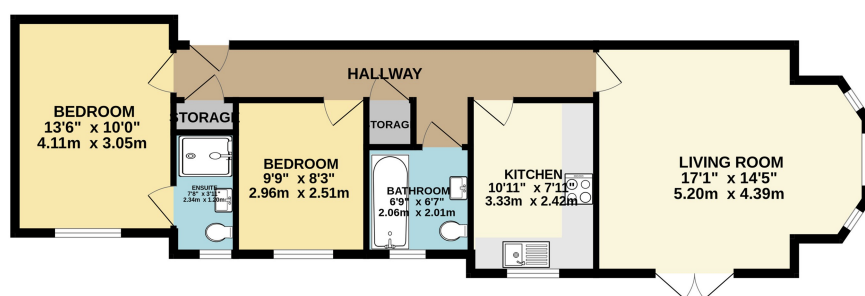
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This stunning apartment is situated in a modern development, constructed in 2013, Rose Lodge is enviably located in the ever sought after Dean Park, within walking distance of Bournemouth Town Centre with its array of shops, restaurants and award winning beaches. The block is accessed via secure entry phone system and the apartment dually boasts a private entrance to the side of the property. Upon entering the apartment, you are welcomed into a spacious entrance hall with doors leading to all principle rooms. The sitting/dining room is an impressive size, offering ample space for both living and dining furniture and boasting a feature bay window as well as access to the private garden. The modern fitted kitchen offers a range of base fitted and wall mounted units as well as integrated appliances and a breakfast bar. Both bedrooms are doubles, the master benefits from an en-suite shower room whilst bedroom two is served by the modern family bathroom. The private garden is predominantly paved for low-maintenance and offers a sunny aspect. Further benefits include allocated parking, double glazing throughout, gas central heating and this apartment is offered to market unfurnished.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE.
Made with Metagix C2025

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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