



STRATTON OAK ESTATES

28 Cavendish Road, Bournemouth, BH1 1RG
£260,000

This IMMACULATELY PRESENTED Apartment resides in a beautiful CHARACTER CONVERSATION, set in manicured grounds with allocated and visitor parking located in the sought after Dean Park. A definite key turner with two bathrooms and a stunning open plan living area.

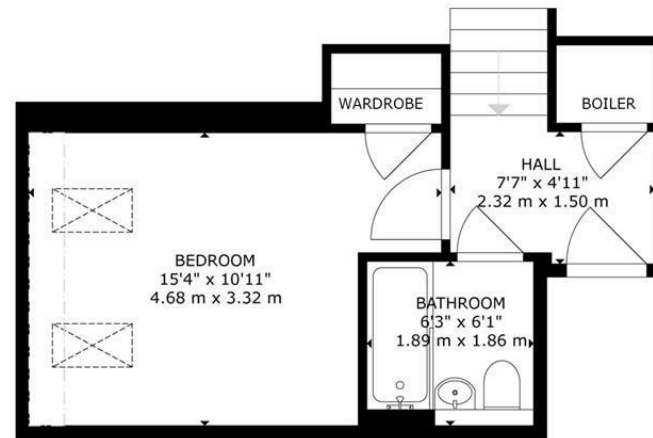
- Immaculately presented 2nd floor (top) apartment in a beautifully kept character conversion.
- Ideally located in the sought after Dean Park, with a tree lined surround but within easy access of Bournemouth Town and its Award Winning beach.
- Stunning open plan living area with high ceiling, impressive architectural features and PVCu double aspect sash windows.
- Modern kitchen with under-counter lighting, integrated dishwasher, fridge/freezer and microwave.
- The apartment is set over split floors adding to the stylish feel it delivers, PIR lighting illuminates the stairs and there is lots of storage in the utility cupboard with plumbing.
- Two generous sized double rooms, one with an ensuite shower room and the other adjacent to the main bathroom.
- Set in manicured grounds offering beautiful communal gardens with extra security thanks to the electric fob activated gates.
- Allocated parking with visitor parking also available.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D		60	(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



GROSS INTERNAL AREA
 FLOOR 1: 485 sq.ft, 45 m², FLOOR 2: 255 sq.ft, 24 m²
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 29 sq.ft, 3 m²
 TOTAL: 740 sq.ft, 69 m²



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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