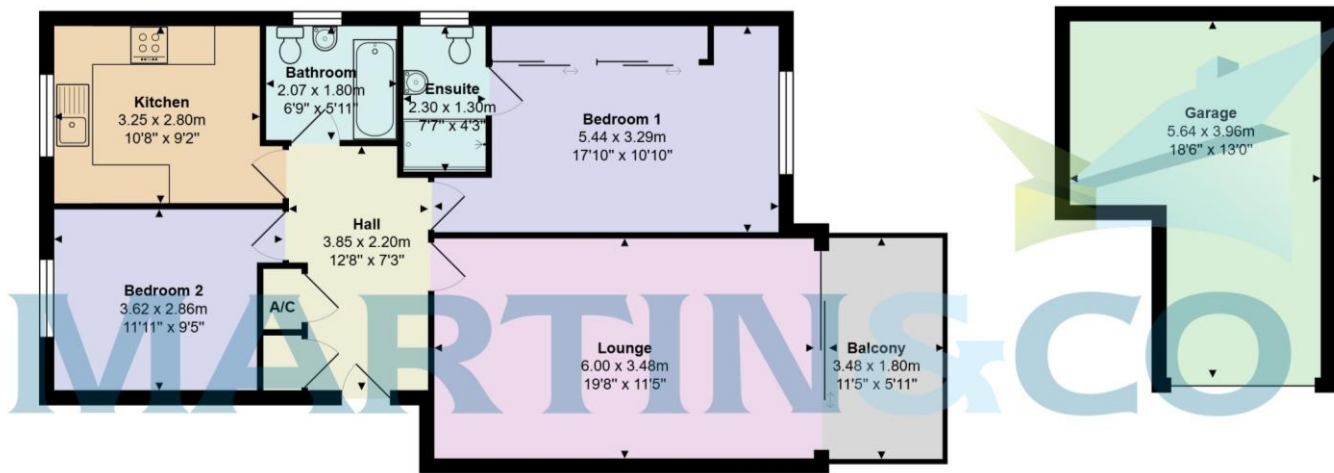


Property Location  
Bournemouth



Total Area: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup> (excluding balcony, garage)  
All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Cavendish Road, Bournemouth

Offers Over £280,000

Martin & Co Bournemouth  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

01202559922  
<http://www.bournemouth.martinco.com> MARTIN&CO





## Second Floor Apartment

2 Double Bedrooms

2 Bathrooms Including

En-suite

Large Lounge Space

Allocated Off Street Parking

Private Garage

Long Lease - 960 Years

Share Of Freehold

Ideal First Time Buy

Ideal Investment

Chain Free



## Why you'll like it

Situated in the popular location of DEAN PARK Bournemouth, with a SHARE OF THE FREEHOLD and a long lease, is this 2nd floor 2-double bedroom apartment. Offering approximately 800sqft of internal living space, the property provides generous room sizes for all. The development is made up of a tarmac driveway leading to the parking area at the front of the development and garages to the side of the building surrounded by trees and shrubs.

The front of the building comprises of an entrance porch, communal hallway and communal stairwell that leads us to the front door of the apartment. The entrance hallway to the property leads us to all other principle rooms in the apartment.

The bedrooms in the property offer comfort, space, and are the ideal place for a good night's sleep. Both rooms fill with light through the large windows. The master bedroom is superb and provides an a great amount of storage space with the fitted wall of wardrobes. The master bedroom also benefits from an En-Suite with freestanding shower W/C and Hand wash Basin.

The second bedroom also provides an ideal sleeping space with plenty of room for the bed and wardrobes. The room would also make a great guest room or home office.

The bathroom boasts a full size bathtub with curtain shower screen, shower over the bath, window for better ventilation and tiled walls surrounding the bathtub. The hand wash basin, and W/C complete the bathroom.

The property benefits from a separate kitchen with space for all of the appliances including washing machine, fridge/freezer, oven, gas hob and microwave. There is plenty worktop space with white tiled splash back and dark grouting around the sink. The kitchen offers plenty of over & undercounter cupboard space ideal for storage.

The large lounge has a very warm feel to it and gets plenty of light through the large sliding doors, and is currently carpeted. The space is made even better with direct access out to your private balcony overlooking the picturesque backdrop.

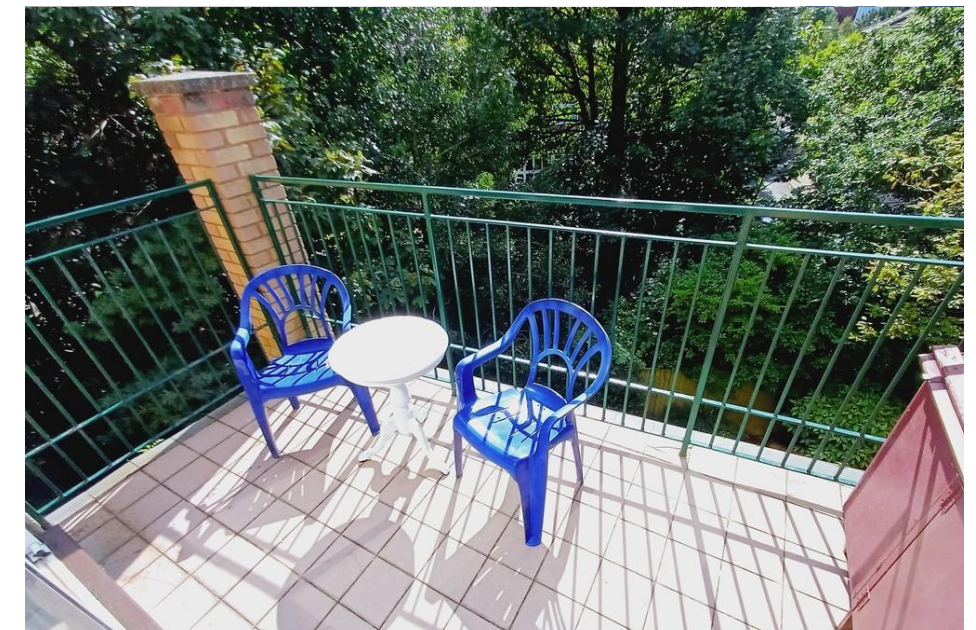
The property has the added benefit of a garage, with an up and over door and is ideal for storage or even a small car or motor bike. The property also comes with allocated off street parking.

The property is conveniently located to Bournemouth train station, Bournemouth Town Centre with its famous pier and its Award Winning Beaches.

The property is currently chain free.

### Agent's Notes:

Tenure – Share of Freehold  
Length of Lease - 960 years remaining  
Ground Rent – £0  
Service Charge - £1,825 per annum  
Holiday Lets – Not Permitted  
Pets – Not Permitted  
All mains are connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

