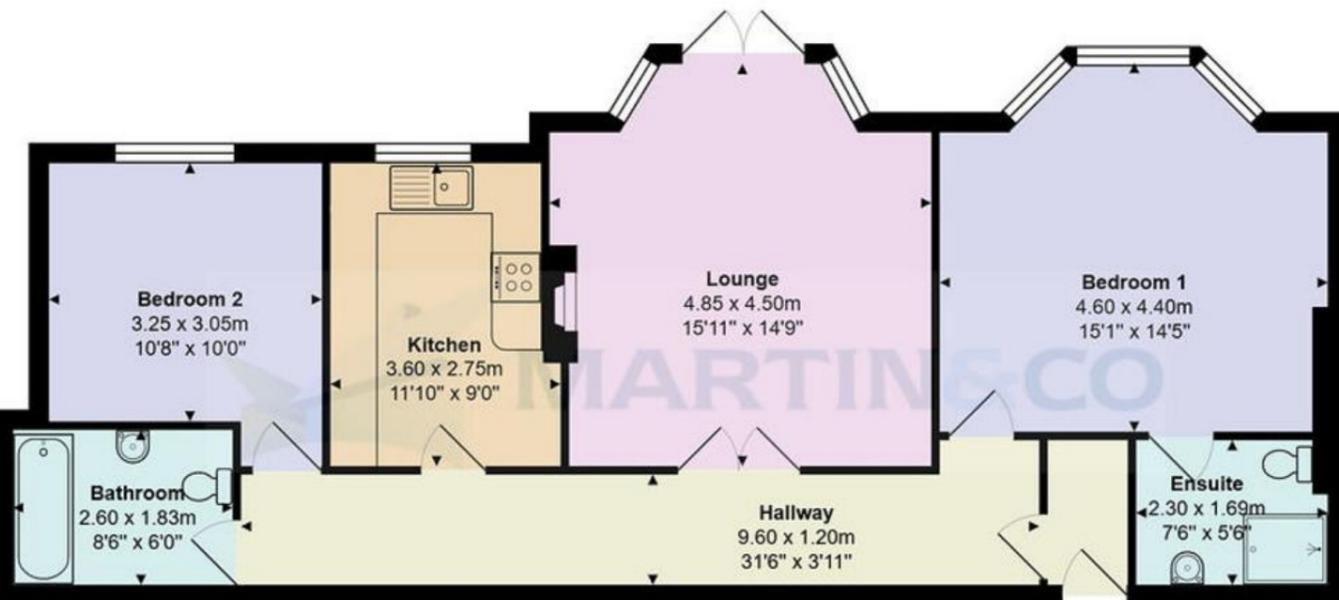




## Property Location Bournemouth



Total Area: 82.0 m<sup>2</sup> ... 882 ft<sup>2</sup>

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

Asking Price Of £299,950

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

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



Off Road Parking

Character Building

Double Glazing

Pets Permitted

Low Service charge

En suite to Master Bedroom

Gas Central Heating

Walk to Town Centre

Large Private Garden

Cash Buyer Only



### Why you'll like it

Worcester Lodge is set on the south-east part of this quiet location in the Dean park area of Bournemouth, just to the North of the Town Centre shops and facilities and within easy reach of the Travel Interchange where there are buses and trains to London, Weymouth and beyond.

As We enter the apartment, which is located to the rear of the building, you will immediately get a feel for the sense of space and light that this apartment offers. Leading off the long hallway are Spacious Bedrooms, Starting with the master bedroom to the right hand side. This room offers high ceilings and a large bay window overlooking the rear garden.

In addition there is a en-suite shower, neutral decor and well maintained carpets. Neighbouring this is the lounge diner, this room again has a bay window however set into the bay there are double doors leading to your private garden.

Moving further down the hallway is the modern kitchen with a large cupboard space. One appealing factor to the this apartment is the layout of the bedrooms, bedroom two is located at the opposite end of the property and neighbours the modern family suite. It is a character building that was renovated a few years ago and this flat has its own private garden which is accessible from the flat.

The ground floor apartment set within Worcester Lodge, Cavendish Road, really is one not to be missed. It's period features, private rear garden and the superb way in which the vendors have decorated can only be fully appreciated with an internal viewing.

Agent's Notes:  
 Tenure: Leasehold  
 Remaining Lease: 76 Years Remaining  
 Service charge: £1,452 Per Annum  
 Ground Rent: £300 Per Annum  
 Holiday Lets: Not Permitted  
 Pets: Permitted  
 Parking: Allocated  
 All mains are connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

