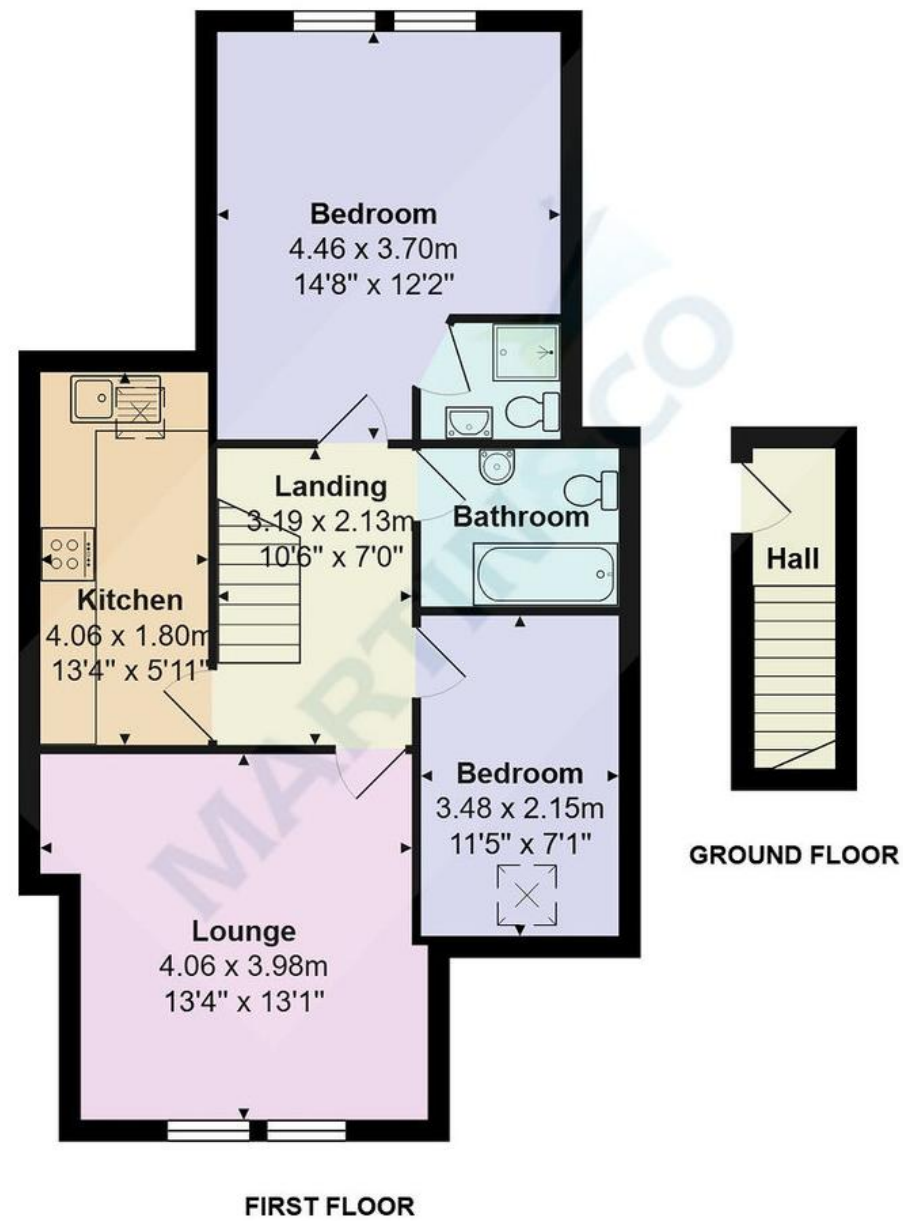


Property Location Bournemouth



Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only

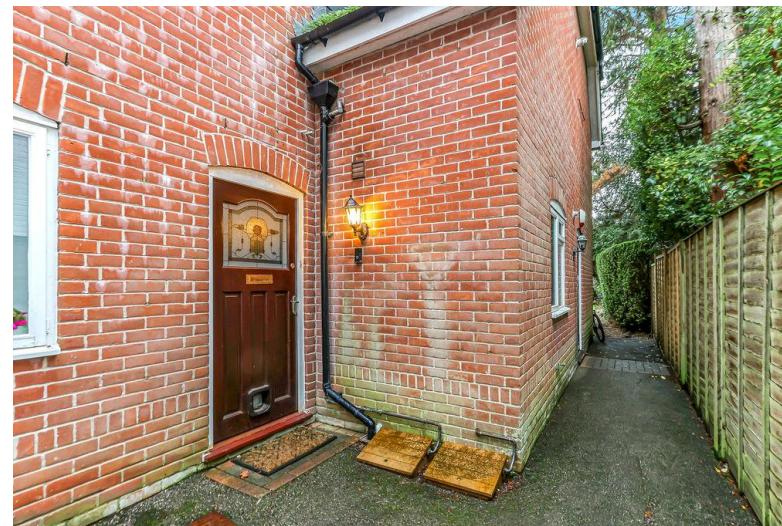


Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings 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.

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

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



5 Cavendish Road

Asking Price Of £310,000

MARTIN&CO

- Share of Freehold
- Well Maintained Grounds
- Communal Gardens
- Allocated Parking
- Two Double Bedrooms
- Private Entrance
- Two Bathrooms
- En suite to Master Bedroom
- Low Service charge
- Close to Town Centre
- Double Glazing



Why you'll like it

Holly 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.

Martin & co are pleased to present this beautifully presented two double bedroom first floor apartment with allocated off road parking and two bathrooms situated in the sought after area of deans and the award winning beaches.

The property is accessed via a private entrance that leads up a flight of stairs to the first floor. You are presented with a large airy landing that leads through to a stunning lounge that benefits from tall ceilings and modern decoration. The kitchen is separate, modern and offers plenty of storage and plumbing in place for washing machine and benefits from new integrated fridge/freezer, oven & dishwasher. Master bedroom is of a generous size and offers plenty of space for storage and with fitted wardrobes. En-suite attached is newly renovated, and has been finished to a high standard. Second bedroom offers room for a double bed and plenty of light from the Velux window whilst the additional bathroom offers shower over bath and further storage. The apartment benefits from additional storage in the attic stretching over the full 62 sq. m which has been partly boarded for safe access.

Externally the property offers large communal gardens that are well maintained and sunny. The property furthermore benefits from one allocated parking space, with further alternatives being 2 visitor car parking spaces and local street parking. This property would make an ideal first time home, please call Martin & Co on for any further information and to arrange a viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agent's Notes:
 Tenure: Share Of Freehold
 Remaining Lease: 972 Years Remaining
 Service charge: £1,680 Per Annum
 Ground Rent: Nil
 Holiday Lets: Tbc
 Pets: Permitted
 Parking: Allocated
 All mains are connected.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

