

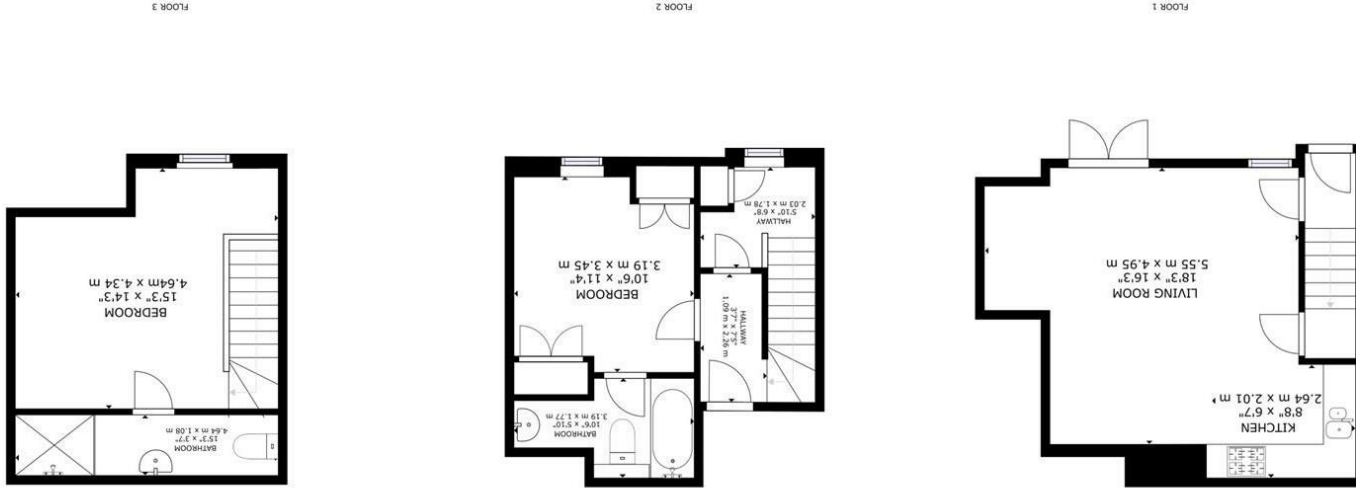
Integrity of the premises and condition / working order of services, plants and equipment

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to



GROSS INTERNAL AREA  
FLOOR 1: 340 sq ft, 31.55 m<sup>2</sup>; FLOOR 2: 279 sq ft, 25.93 m<sup>2</sup>; FLOOR 3: 254 sq ft, 23.61 m<sup>2</sup>  
TOTAL: 873 sq ft, 81.09 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR PLAN



12, West Wing 28A Cavendish Road  
Bournemouth, BH1 1RG, Offers Over £340,000

## MAIN FEATURES

- Only 16 Years Old
- Prestigious Gated Development
- Own Entrance and Patio Garden
- Gas Central and Underfloor Heating
- Immaculate Condition
- Allocated Parking
- Unique Townhouse Over 3 Floors
- Two Double Bedrooms with En-Suites
- Sought After Location
- Well Kept Communal Gardens

### Area

Dean Park is one of Bournemouth's most popular and sought after suburbs. In close proximity to Bournemouth Town Centre with its shops, restaurants and award-winning beaches.

Easy access to Charminster with its vibrant mix of cultural shops and restaurants. There are great transport links to the nearby Bournemouth train station and which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Dean park has tree lined roads and has a mix of character detached houses and converted and newer style apartment, popular with all age ranges. The cricket ground which is at the heart of the area and gives and tranquil feel and is now used by Dorset County Cricket Club.

### Summary

A quality two double bedroom, two bathroom townhouse uniquely set over three floors, with outside patio/garden area and own private entrance. Situated in boutique style gated development offering much charm and character this traditional building, consists apartments and just three townhouses. Finished to a high standard and presented in show home condition the property is located in a sought after position within the Dean Park conservation area and adjoining the well known cricket ground. The property is a little different and would suit a first time buyer or couple as a main residence, or could be a perfect second home.



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## Description

Access through the private gates to the development. Pathway adjoining the communal gardens leads to the property with private entrance to Hallway, leading to the living accommodation. Large open plan living space, Kitchen area with range of work surfaces and modern storage cupboards. Integrated appliances to include fridge/freezer, oven and hob, dishwasher. Living Area, with double opening doors to large private patio. Stairs from the Hall to First Floor Landing, large built in storage cupboard. Bedroom One, good size double room with window to front. En-suite bathroom, superbly presented, part tiled, panelled bath with shower attachment, low level w.c, wash hand basin. Stairs from landing to second floor, Second Bedroom, again a good double room, window to front. En-suite, part tiled, built in shower cubicle low level w.c, wash hand basin. Outside, adjoining the private patio are well kept communal grounds which are mainly lawned, enclosed by mature hedging. Allocated parking is to the side. A superb town house which needs to be viewed to be appreciated.

### Tenure

Leasehold with 983 years remaining  
 Service Charge - £80 per month  
 Building Insurance £485.28 per annum.  
 Ground Rent Peppercorn.

Council Tax

Pets permitted



## Offers Over £340,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

