



**Connells**

Carlton House Cavendish Place  
Bournemouth



## Property Description

Situated in a convenient and well-regarded location, Flat 8, Carlton House, 2 Cavendish Place, BH1 1RQ is a well-presented one-bedroom first-floor apartment offering modern living within close proximity of Bournemouth town centre and local amenities.

The accommodation comprises a spacious open-plan kitchen and living area, providing a bright and functional space ideal for both relaxing and entertaining. The property also features a generous double bedroom, offering comfortable accommodation with ample space for furnishings.

The modern three-piece bathroom is finished to a stylish standard and enhanced by attractive herringbone flooring, adding a contemporary touch. Additional benefits include off-road parking, a valuable feature in this central location.

The building itself has recently seen significant improvement with a new roof installed in 2025, offering additional peace of mind to prospective purchasers.

This apartment would make an ideal first-time purchase, investment opportunity or pied-à-terre, combining practical living accommodation with a desirable and central setting.

## Lounge

14' 10" x 12' 1" ( 4.52m x 3.68m )

Side aspect double glazing, deep cream carpets, electric radiator.

## Kitchen

7' 6" x 6' 6" ( 2.29m x 1.98m )

side aspect double glazing, induction hob, electric oven, Dishwasher, washing machine, grey wall and base units, laminate flooring, tiled over counter

## Bedroom 1

11' 1" x 9' 4" ( 3.38m x 2.84m )

Side aspect double glazed window, electric radiator below, large storage cupboard with electric mains, heated water cylinder

## Bathroom

6' 1" x 5' 8" ( 1.85m x 1.73m )

herringbone flooring, tiled walls, WC, wash hand basin, bath with shower over, electric heated towel rail

## Parking

one allocated parking space, on street parking.

## Agents Notes

Tenure:

Leasehold, Term: 150 years from 25th of March 2005 (Approximately 129 years

remaining on the lease)

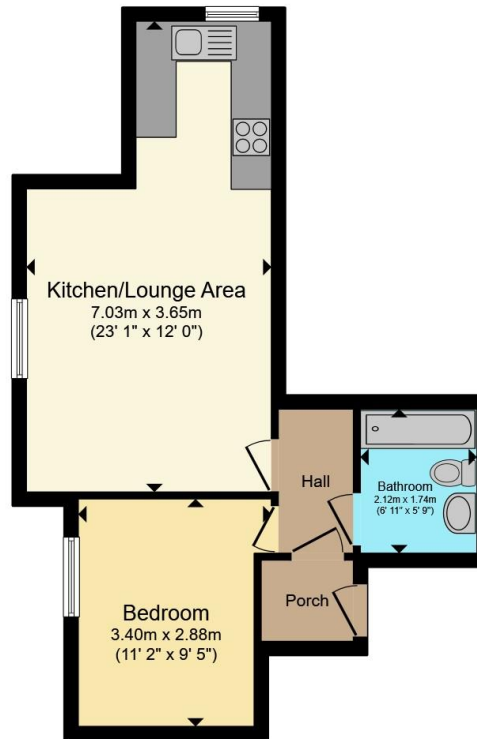
Ground Rent: £250 Per Annum

Service Charge: £2471 Per Annum









Total floor area 39.6 m<sup>2</sup> (426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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689 Wimborne Road  
 BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 2471.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN307756](http://connells.co.uk/Property/WIN307756)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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