Flat 4, Holly Lodge, 5, Cavendish Road
Bournemouth, BH1 1QX

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Property overview

Guide Price £250,000

A well-presented and spacious two double-bedroom first-floor flat in Holly Lodge, Cavendish Road, within the popular conservation area of Dean Park.

Convenient for Bournemouth Town Centre (0.5 miles), scenic walks and amenities of Meyrick Park (0.8 miles), Bournemouth Travel Interchange (0.3 miles), Bournemouth Pier/Beach (0.9 miles), as well as routes to further afield via the A338.

The accommodation offers an entrance lobby (space for coats/shoes), hallway/landing, lounge, kitchen, main bathroom, and two double bedrooms (one of which has an en-suite).

The property also benefits from an allocated parking space, a

Accommodation

Entrance Via:
Vehicular access from Cavendish Road, resident car park (with allocated parking space), communal bin store, side path leading to private front door to:

Entrance Lobby: 14' 7'' max into stairwell x 3' 6'' max(4.44m x 1.07m)
High-level consumer unit, space for coats/shoes, stairs to:

Hall/Landing: 12' 7'' max x 6' 11'' max (3.83m x 2.11m)
Hatch to loft, smoke alarm, radiator, doors to accommodation.

Lounge: 13' 4'' max x 13' 0'' max (4.06m x 3.96m)
Windows to rear aspect, picture rail, radiator.

Kitchen: 13' 3'' max x 5' 10'' max (4.04m x 1.78m)
Part sloped ceiling with skylight, spotlights, radiator, range of eye and base level units, integrated appliances (fridge/freezer, oven/grill with gas hob and extractor over, dishwasher), space for washing machine, 1 1/2 bowl stainless steel sink/drainer.

Bathroom: 7' 0'' x 5' 8'' (2.13m x 1.73m)
Extractor fan, panelled bath (with mixer taps and handheld/rainfall attachment over), pedestal wash hand basin, ladder-style towel radiator, WC.

Bedroom One: 14' 7'' max x 12' 4'' max (4.44m x 3.76m)
Windows to front aspect, radiator, door to en-suite and door to:

Built In Wardrobe: 3' 9'' x 1' 9'' (1.14m x 0.53m)
Shelving and hanging space providing storage.

En-Suite: 6' 6'' x 5' 2'' (1.98m x 1.57m)
Extractor fan, fully tiled walls, shower enclosure (with mixer controls, handheld attachment and rainfall shower over), wash hand basin (with storage below), ladder-style towel radiator, WC.

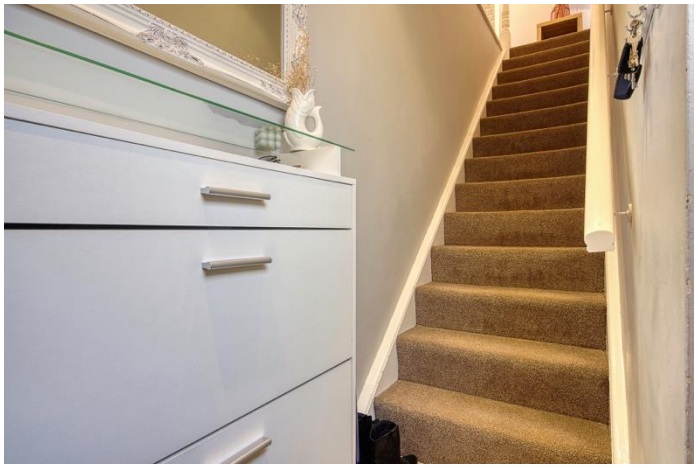
Bedroom Two: 11' 5'' max x 7' 0'' max (3.48m x 2.13m)
Part sloped ceiling with skylight, radiator.

Tenure:
Share of Freehold (with lease c,976 years remaining).

Service Charge:
£1,777.28 per annum (can be paid quarterly or monthly)

Ground Rent:
Peppercorn.

Photography



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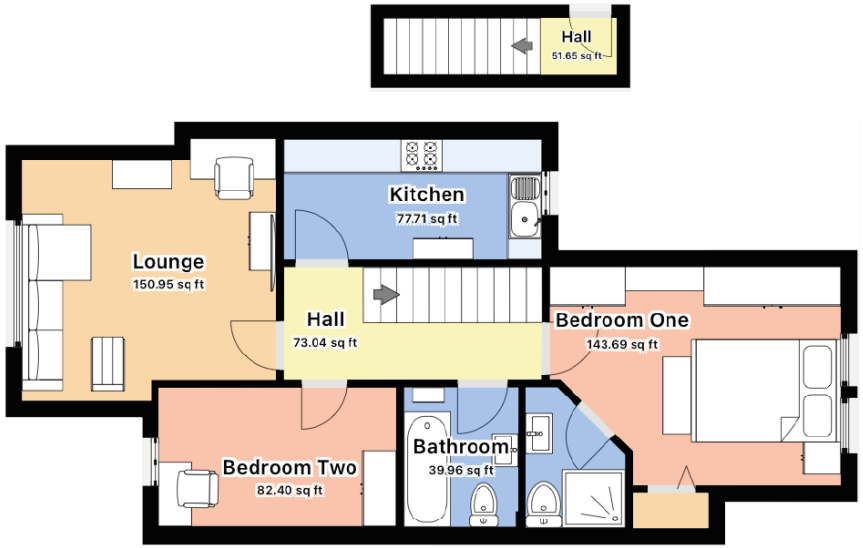
Floor Plan



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EPC

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Energy performance certificate (EPC)

Flat 4 Holly Lodge 5, Cavendish Road BOURNEMOUTH BH1 1QX	Energy rating C	Valid until:	26 July 2027
		Certificate number:	2638-4064-7213-5433-1960

Property type	Top-floor flat
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/2638-4064-7213-5433-1960 1/7

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