



Flat 3

39 Cavendish Road | Dean Park | Bournemouth | BH1 1QZ

Offers In The Region Of £249,950



**QSALES &
LETTINGS**

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Upon entering the property, you are welcomed by a spacious entrance hallway, complete with two useful storage cupboards, providing excellent practicality.

The generous lounge is flooded with natural light and provides ample room for both living and dining furniture, making it an ideal space for relaxing or entertaining guests. Sliding doors lead directly onto a private balcony, offering a pleasant outdoor seating area to enjoy.

The separate fitted kitchen has been thoughtfully designed to maximise both storage and worktop space, offering a practical layout with plenty of room for food preparation and everyday living. Including gas hob, electric oven with separate grill, microwave, washing machine, dishwasher and full size fridge/freezer.

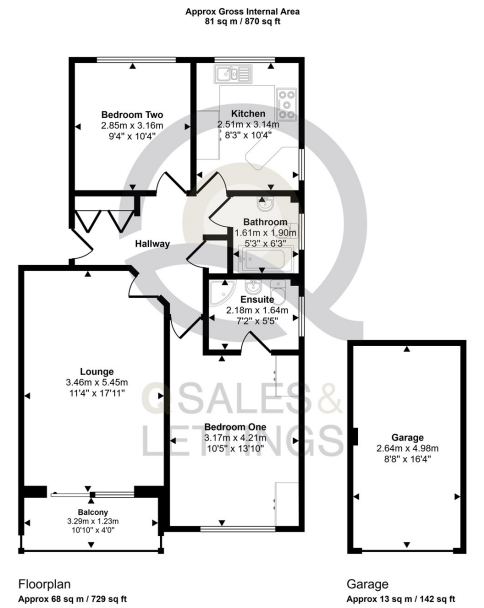
The apartment benefits from two well proportioned double bedrooms. The spacious principal bedroom enjoys the luxury of its own en-suite shower room, while the second double bedroom offers flexibility as a guest room, home office or additional bedroom. A well appointed family bathroom serves the remainder of the accommodation, making the property perfectly suited for families, couples or visiting guests.

Further benefits include a private garage, ideal for secure parking or additional storage, together with well maintained communal areas and attractive gardens and surroundings with mature trees.

The property is sold with a share of the freehold and a 999 year lease from 30th June 2014, providing excellent long term security with no ground rent to pay. The annual service charge is currently £2,435, payable bi-annually, and covers buildings insurance together with water charges.

EPC: C
COUNCIL TAX BAND: D

To arrange a viewing, please call 01202 283654.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	77	80
(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	

Two Double Bedroom First Floor Apartment located in Dean Park, sold as vacant possession no chain

Small, quiet, well-maintained block in peaceful setting (only 12 flats)

Bright and spacious lounge with dining area and private balcony

Private garage providing secure parking or additional storage

Close to town centre and commuter links

Sought after location with EPC C and Council Tax Band D

SHARE OF FREEHOLD AND 999 YEAR LEASE (from 2014)

Separate fitted kitchen with integrated appliances and excellent storage

Well maintained communal gardens with attractive mature surroundings

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