Flat 7 Beechcroft, Cavendish Road,
Bournemouth, BH1 1QZ



Property overview

Guide Price £200,000







A two-bedroom ground-floor patio flat in need of some modernisation within the ‘Beechcroft' development, Cavendish Road, located within the popular Dean Park conservation area of Bournemouth.

The property is conveniently located for Bournemouth Town Centre (0.7 miles), Bournemouth Travel Interchange (0.5 miles), Charminster High Street (0.6 miles), Meyrick Park (0.7 miles) and the A338 (0.4 miles).

The accommodation comprises an entrance hall with two storage cupboards, a lounge/diner, kitchen/breakfast room, two bedrooms (one with an en-suite) and a main bathroom.

Further benefits include well-maintained communal gardens with attractive mature surroundings, gas-fired central heating, UPVC double glazing and an allocated garage.

Offered with Share of freehold (c. 987-year lease), no forward chain and vacant possession.

Accommodation

Entrance Via:
Communal driveway/walkway to rear of the building, access to parking and garages, path to communal front door, communal entrance hall, front door to:

Entrance Hall: 12' 10" max x 9' 8" max (3.91m x 2.94m)
Smoke alarm, telephone door entry system, radiator, laminate flooring, doors to accommodation and doors to two storage cupboards:

Cupboard One (Coat Cupboard): 4' 3" x 1' 9" (1.29m x 0.53m)
Hanging space and shelving, providing storage.

Cupboard Two: 3' 1" x 1' 6" (0.94m x 0.46m)
Slatted shelving providing storage, housing electric consumer unit.

Lounge/Diner: 18' 8" x 11' 11" (5.69m x 3.63m)
Two radiators, TV aerial points, sliding glass doors to patio.

Kitchen/Breakfast Room: 10' 7" x 8' 9" (3.22m x 2.66m)
Suspended ceiling panels with spotlights, gas-fired combination boiler, window to rear aspect, 1 1/2 bowl sink/drainer, range of eye and base level units, integrated appliances (fridge/freezer, oven/grill, gas hob with extractor over), space for appliances (dishwasher, washing machines, breakfast bar.

Bedroom One: 17' 3" max into door recess x 10' 9" max (5.25m x 3.27m)
Window to front aspect, radiator, range of fitted wardrobes and side tables, door to:

En-Suite: 7' 5" x 5' 7" (2.26m x 1.70m)
Spotlights, extractor fan, part tiled walls, shower enclosure (with mixer controls, handheld and rainfall attachment over), dual fuel ladder-style towel radiator (with fitted timer), tabletop sink (with mirror above and storage below), WC (with hidden cistern).

Bedroom Two: 11' 4" x 9' 8" (3.45m x 2.94m)
Window to rear aspect; radiator, built-in wardrobe, laminate flooring.

Bathroom: 6' 6" x 5' 5" (1.98m x 1.65m)
Spotlights, extractor fan, part tiled walls, dual fuel ladder-style towel radiator (with fitted timer), panelled bath (with mixer shower control and handheld attachment over), wash hand basin (with mirror above and storage below), WC (with hidden cistern).

Patio: 11' 8" x 11' 6" (3.55m x 3.50m)
South westerly facing, enclosed by wall and trellis, laid to patio slabs.

Garage: 16' 10" max x 8' 10" max (5.13m x 2.69m)
(with 7'0" max door opening) - Rafter storage, shelving, providing storage and parking.

Tenure:
Share of freehold – c.987 years remaining.

Service Charge:
£2435 per annum (paid 6-monthly).

Ground Rent:
Peppercorn (£0)

Photography

































































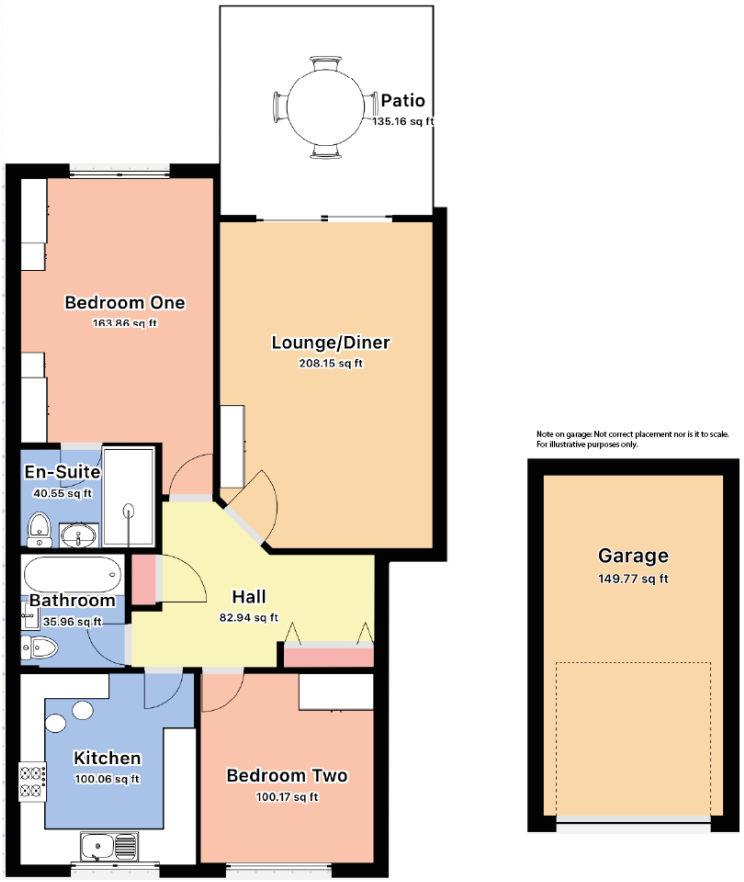








Floor Plan



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EPC

Energy performance certificate (EPC)

Flat 7 Beechcroft 39, Cavendish Road BOURNEMOUTH BH1 1QZ	Energy rating C	Valid until:	14 June 2027
		Certificate number:	0257-2827-7267-9393-8841

Property type	Ground-floor flat
Total floor area	72 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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