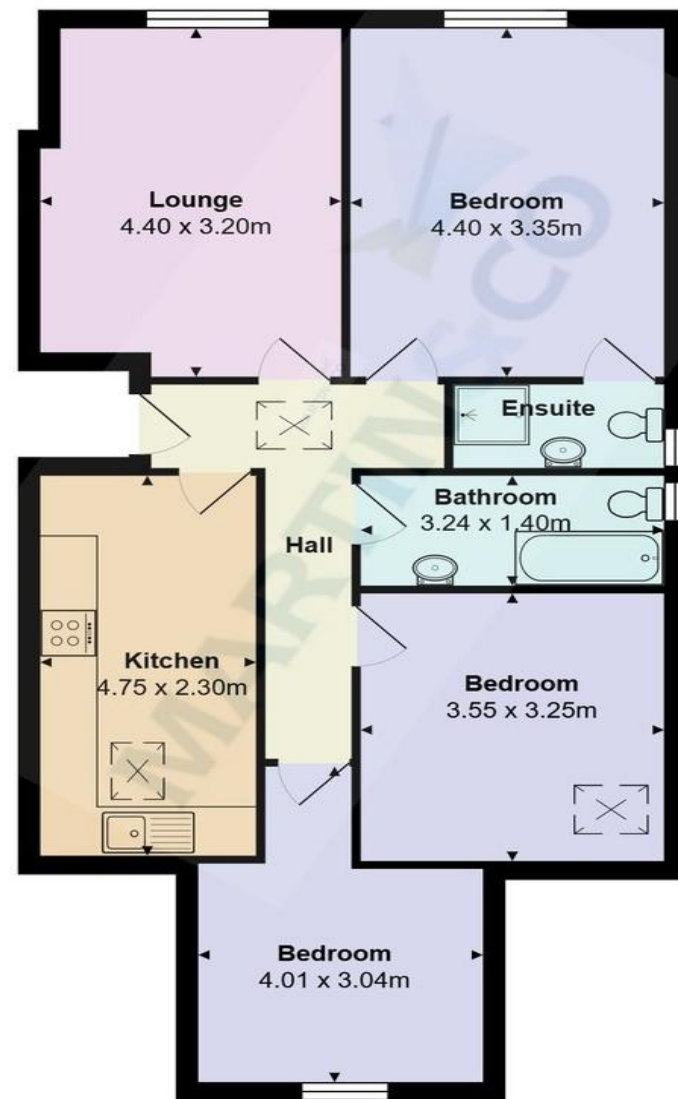


## Property Location

Cavendish Road is a sought-after residential road situated on the edge of the prestigious Meyrick Park area, one of Bournemouth's most desirable neighbourhoods. The location offers an excellent balance of tranquillity and convenience, with the beautiful open green spaces of Meyrick Park, an 18-hole golf course, tennis courts and fitness facilities all within easy walking distance.



Total Area: 76.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



## Cavendish Road, Bournemouth

Asking Price Of £250,000

**Martin & Co Bournemouth**

192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>



## Key features:

- Share of Freehold
- 3 Bed Apartment
- 978 Years Lease
- Close to Meyrick Park
- Double Bedrooms
- Two Bathrooms
- Located on 1<sup>st</sup> Floor
- Communal Gardens
- Private Garden
- Allocated Parking
- Gas Central Heating
- No Forward Chain

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 58 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Why you'll like it

Situated within a characterful and well-established development, Isaacs House offers a spacious and well-presented three-bedroom top floor apartment, combining generous accommodation with the rare benefit of private outdoor space. The property is accessed via a well-maintained communal entrance, leading to the top floor where the apartment enjoys an elevated position, providing both privacy and an abundance of natural light throughout.

Internally, the accommodation comprises a bright and airy living room, offering ample space for both relaxation and dining. The separate kitchen is well laid out, providing practical workspace and storage, ideal for everyday living. The flat features three well-proportioned bedrooms, making it highly versatile for a range of buyers, whether as a family home, investment, or for those seeking additional space for a home office. The accommodation is serviced by a family bathroom & en-suite in master bedroom. Externally, the property further benefits from a unique and highly desirable private south-facing garden-an uncommon feature for an apartment-perfect for enjoying sunshine throughout the day, entertaining, or creating a peaceful outdoor retreat.

In addition, the property includes one allocated parking space, ensuring convenient off-road parking. Located on Cavendish Road, the property sits within a predominantly residential area made up largely of apartments and period buildings, with strong demand for flats and consistent sales activity in the immediate vicinity. The area offers excellent access to Bournemouth town centre, transport links, and a wide range of local amenities, making it ideal for

both owner-occupiers and investors alike.

Agent's Note's:

Tenure: Share Of Freehold  
 Remaining Lease: 978 Years  
 Remaining  
 Service charge: £2,400 Per Annum  
 Ground Rent: Nil  
 Holiday Lets: Tbc  
 Pets: Tbc  
 Parking: Allocated  
 All mains are connected.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

