



Flat 3

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

Offers In The Region Of £249,950



**QSALES &
LETTINGS**

Flat 3

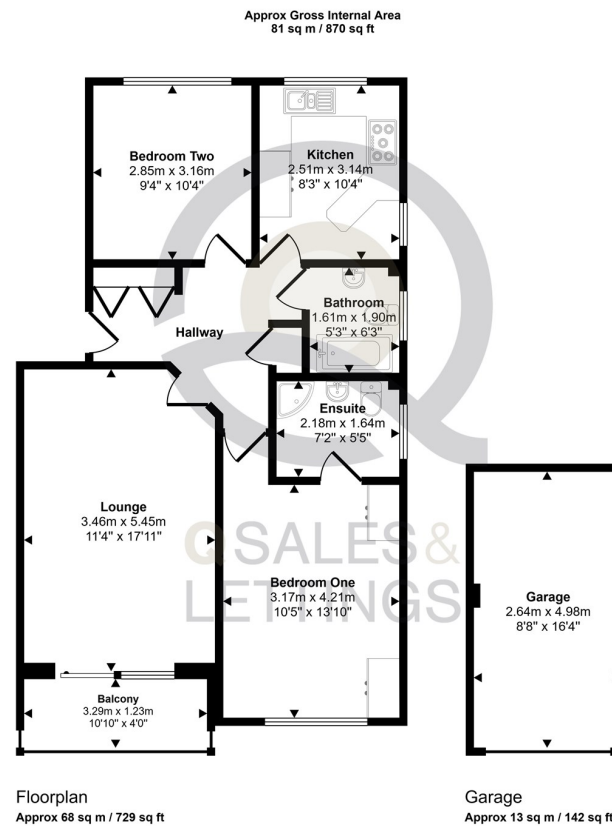
**39 Cavendish Road | Dean Park
Bournemouth | BH1 1QZ
Offers In The Region Of £249,950**

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

- 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
- 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



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

01202 283654
Jamie@qsaleslettings.co.uk
<https://www.qsaleslettings.co.uk/>

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.