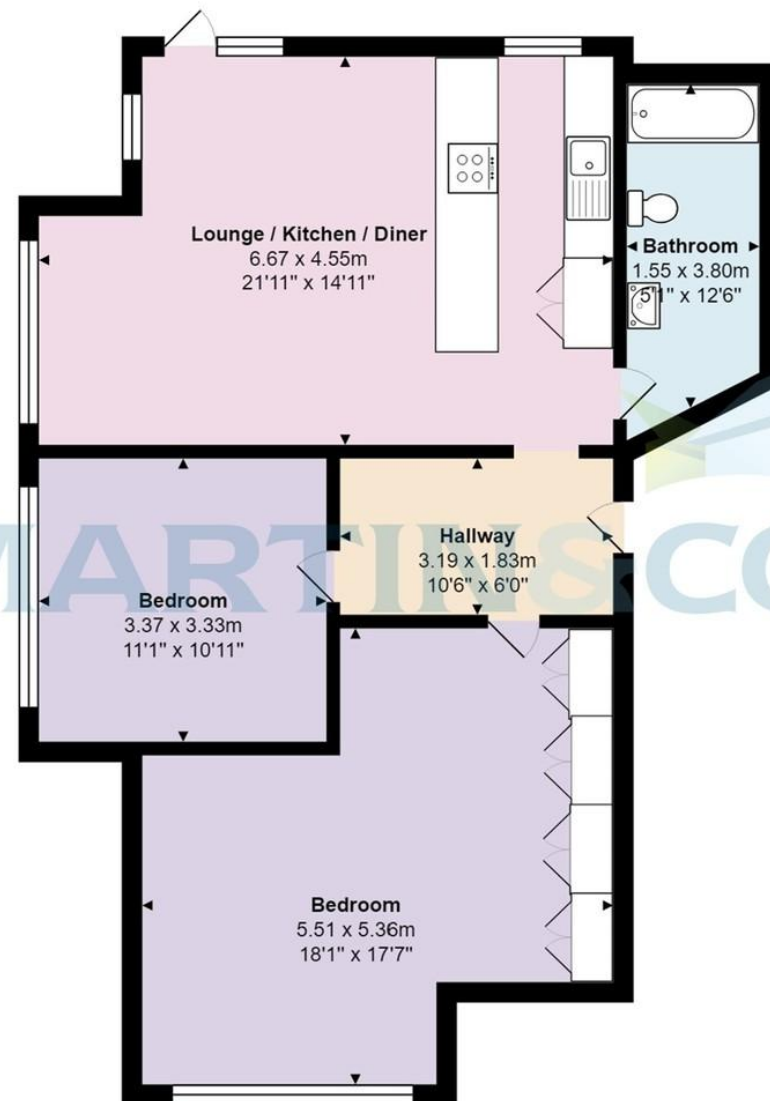


Property Location Dean Park, Bournemouth

Cavendish Road is ideally positioned within the sought-after Dean Park area of Bournemouth, offering a peaceful residential setting while remaining within easy reach of Bournemouth town centre and the seafront. The area provides excellent access to a wide range of shops, restaurants, cafés and leisure facilities, with Bournemouth Gardens and the award-winning sandy beaches also close by. Bournemouth railway station and the A338/Wessex Way are conveniently accessible, making the location well suited to commuters and those seeking easy access to the surrounding areas.



Total Area: 78.1 m² ... 840 ft²

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 £350,000

Martin & Co Bournemouth

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

01202559922

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





MARTIN&CO

Key features:

- Chain Free
- Share Of Freehold
- Two Bed Apartment
- Double Bedrooms
- Ground Floor
- Impressive Kitchen
- Luxurious Bathroom
- Long Lease
- Private Garden Space
- Garden Terrace
- Off Street Parking
- Private Garage



Why you'll like it

A superb opportunity to acquire this beautifully refurbished two double bedroom ground floor apartment, offering stylish contemporary accommodation with a share of freehold, long lease, off-street parking, garage and attractive private garden space with terrace. Offered with no forward chain, the property has been thoughtfully improved throughout and is ready to move straight into.

The impressive open-plan kitchen, lounge and dining area creates a spacious, sociable and versatile living environment, with the modern kitchen seamlessly integrated into the living space, ideal for both everyday living and entertaining. There are two well-proportioned double bedrooms, offering excellent flexibility for couples, downsizers, professionals, guests or use as a home office. A particular highlight is the large, luxurious bathroom, finished to an excellent standard with contemporary fittings and a high-quality finish, reflecting the attention to detail throughout the recent refurbishment.

Outside, the property benefits from its own garden space and terrace, providing an ideal area for outdoor seating, dining or relaxation. Further practical benefits include off-street parking and a private garage, offering valuable additional parking and storage.

Combining ground floor living, generous accommodation, stylish refurbishment, open-plan living, two double bedrooms, luxurious bathroom, private garden and terrace, garage, off-street parking, share of freehold and long lease, this chain-free apartment offers an appealing balance of style, comfort and convenience

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

and deserves to be viewed internally to fully appreciate its qualities.

Agent's Notes:

Tenure – Share of Freehold
Remaining Lease - 973 years
Annual Ground Rent – Peppercorn
Annual Service Charge - £2,660.67
Holiday Lets – Not Permitted
Pets – Permitted with Consent

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

