

FOR SALE



Cavendish Road, Bournemouth

2 Bedrooms, 1 Bathroom, Ground Floor Apartment

Asking Price Of £250,000



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**LEASEHOLD
GROUND FLOOR APARTMENT
2 DOUBLE BEDROOMS
OPEN PLAN LOUNGE KITCHEN
FAMILY BATHROOM**

Martin & Co are pleased to welcome to the market, this spacious ground floor apartment, located in the sought-after suburb of Dean Park and within easy reach of Meyrick Park. This refurbished property boasts a contemporary family bathroom, modern fitted kitchen, open plan lounge/dining space, providing access to the private patio, with views out over the EAST FACING communal garden. The apartment also benefits from two large double bedrooms with built in wardrobes. There is also the added benefit of a private garage.

Boasting a full refurbishment by the current owners this property is an ideal TURNKEY property. The apartment is situated in a 1960's-built development, set in spacious well-tended grounds with garages to the rear of the development providing off street parking or a great storage space. The communal areas are well maintained and as we enter the building there is a staircase to access all properties.

The entrance hallway is a spacious area and provides access to all principal rooms in the property. Two storage cupboards are ideal for household items, a carpeted floor, and modern LED lighting completes the room.

The spacious family bathroom is tiled from floor to ceiling and offers a full-size bathtub, fully fitted electric shower over the tub, glass shower screen, white hand wash basin and white W/C. Windows provide great ventilation and light and heated chrome towel rail and chrome shelf, complete the room.

The master bedroom measuring 15' by 10' offers carpeted floors, views over the EAST FACING communal garden and fitted wardrobes.

The second bedroom is a wonderful size room, with carpeted floors, views over the rear WEST FACING





communal gardens, fitted wardrobes and makes an ideal second bedroom, guest room or home office space.

The combined lounge/kitchen/diner is a real feature of the property and is a truly wonderful space to come home to. The modern fitted kitchen offers over counter and base units, plenty of worktop space, sink area with views out over the rear communal garden and space for all electrical appliances including electric oven, hob, washing machine and American style fridge/freezer.

The lounge is an ideal room to enjoy with family or friends and boasts large windows and access to the private patio overlooking the communal EAST FACING garden. There is ample space for a dining table as the connecting wall has been removed opening the space up, bringing the kitchen and lounge together which makes it an ideal place for entertaining.

The property is within walking distance of Bournemouth Town Centre and the Award-Winning Beaches of

Bournemouth. There are several amenities locally, including schools, parks, shops bars and restaurants. There is easy access to the Wessex Way, motorways, and bus networks.

Agent's Notes:

Tenure – Leasehold

Lease - 163 years remaining

Service Charge - £2,145 per annum

Ground Rent - £0

Holiday Lets – Not Permitted

Pets – Permitted with permission

Estimated Rental Income - £1,300 pcm (5.78% yield)

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 co-operation 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.

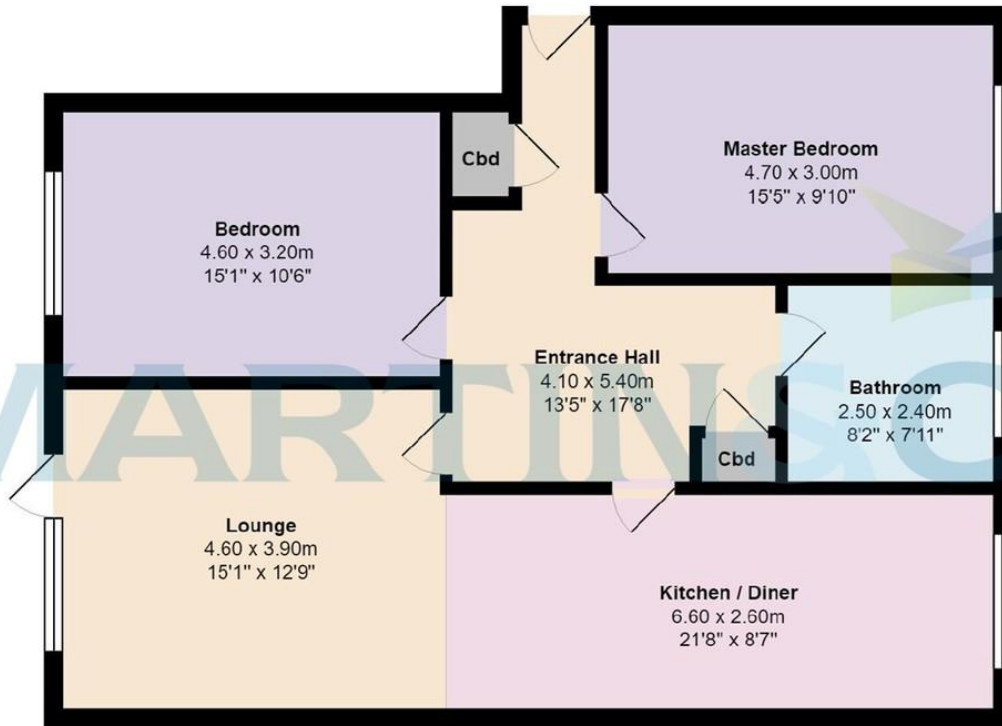
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 88.4 m² ... 952 ft²

All measurements are approximate and for display purposes only

Martin & Co Bournemouth

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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.