



LINKHOMES  
ESTATE AGENTS

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Total area: approx. 81.1 sq. metres (873.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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**Flat 2 Dean Park Lodge, Cavendish Road, Bournemouth, Dorset, BH1 1QX**  
**Guide Price £270,000**

**\*\* PERFECT FIRST TIME BUY \*\* ALMOST 900 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom ground floor apartment situated in the much-desired and tree-lined area of Dean Park. Benefitting from an array of fine features including two good-sized bedrooms with bedroom one offering a three-piece en-suite, a stylish separate kitchen with integrated appliances, a bright and airy living room with a gorgeous sash bay window, a modern main bathroom suite, a private patio to the rear and an allocated parking space. This is the perfect first time buy!

Dean Park Lodge is a charming block of just twelve apartments in a gated development located in the much-desired, quiet and treelined area of Dean Park. The apartment is just a short walk to Bournemouth Town Centre, Bournemouth's award-winning blue flag beaches, local restaurants and bars, high-street retail and Bournemouth Gardens. Other close-by local amenities include the BH2 complex offering Odeon Cinema, Miller & Carter, Mr Mulligan's, TGI Friday's, Boom Battle Bar and Five Guys. Dean Park Grange is located under a mile way from the A338 and 0.3 miles away from Bournemouth Train Station which offers direct routes to London Waterloo in approximately two hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway

Coved and smooth set ceiling, downlights, smoke alarm, wooden front door to the side aspect, cupboard with the consumer unit enclosed, entry phone system, radiator, thermostat, alarm system, power points and carpeted flooring.

### Living Room

Coved and smooth set ceiling, downlights, wall lights, wooden framed double-glazed sash bay window to the front aspect, radiator, power points and carpeted flooring.

### Kitchen

Coved and smooth set ceiling, downlights, wooden framed double-glazed sash windows to the front aspect, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, five point gas hob with integrated oven and extractor fan, cupboard with the combination boiler enclosed, tiled splash back, one and half bowl stainless steel sink with drainer, power points, radiator and tiled flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, wooden framed double-glazed sash windows to the rear aspect, radiator, feature panelling, power points, en-suite and carpeted flooring.

### En-Suite Shower Room

Coved and smooth set ceiling, downlights, extractor fan, double enclosed shower, toilet, pedestal sink, part tiled walls and tiled flooring.



## Bedroom Two

Coved and smooth set ceiling, ceiling light, wooden framed doors to the rear aspect, radiator, power points and carpeted flooring.

## Bathroom

Coved and smooth set ceiling, downlights, extractor fan, panelled bath, toilet, wall mounted sink, stainless steel heated towel rail, part tiled walls and tiled flooring.

## Outside

### Parking

One allocated parking space.

### Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: 105 Years Remaining  
Ground Rent: £300 per annum  
Service Charge: Approximately £1,592 per annum  
Managing Agents: Scott Castle  
Rentals are permitted.  
Holiday lets are not permitted.  
Pets are permitted, subject to permission from the Managing Agents.  
EPC: C  
Council Tax Band: C - Approximately £2,004.38 per annum

### Stamp Duty

First Time Buyer: £0  
Moving Home: £3,500  
Additional Property: £17,000

