



Total Area: 78.0 m² ... 839 ft²

All measurements are approximate and for display purposes only

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Flat 3, 15A Dean Park Grange, Cavendish Road, Bournemouth, Dorset, BH1 1QX
Guide Price £240,000

** BRAND NEW LEASE ON COMPLETION ** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** Link Homes Estate Agents are delighted to present for sale this immaculate two bedroom, two bathroom first floor apartment in the heart of Dean Park. Located in a block of just four and built in 2006, this apartment offers an array of standout qualities including two double bedrooms both with fitted wardrobes, bedroom one offering a recently-fitted three piece en-suite, a spacious living room boasting 18ft of living accommodation and sash-style feature windows, a modern separate kitchen with integrated appliances, a modern three-piece bathroom suite, ample storage and an allocated parking space. This is a perfect first time buy!

Cavendish Road is 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 away from the A338 and 0.3 miles away from Bournemouth Train Station which offers direct routes to London Waterloo.

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.



First Floor

Entrance Hall

Coved and smooth set ceiling, smoke alarm, downlights, 'Fermax' video-entry system, radiator, power points, wall mounted 'Hive' thermostat, storage cupboard with the consumer unit enclosed and carpeted flooring.

Living Room

Smooth set ceiling, ceiling light, double-glazed UPVC sash-style window to the front aspect, wall lights, radiator, power points, television point, internet point, and carpeted flooring.

Kitchen

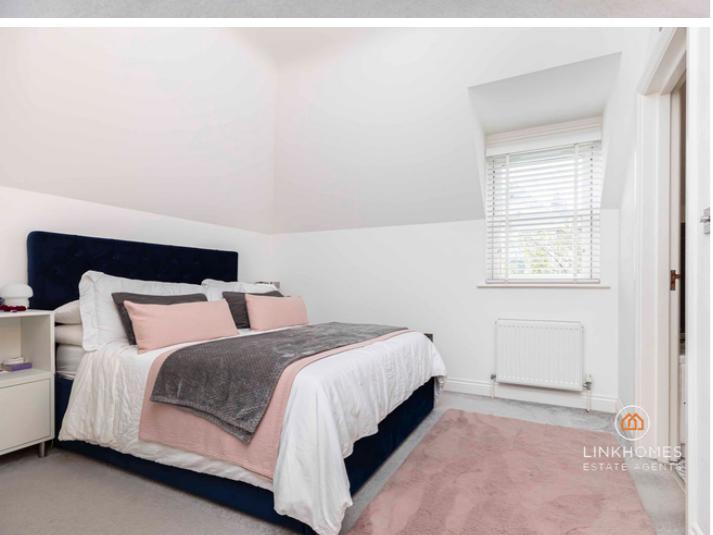
Coved and smooth set ceiling, ceiling light, double-glazed Velux-style window to the front aspect, wall and base mounted units, enclosed Ariston combination boiler, five point 'Lamona' gas hob, stainless steel extractor fan, 'Lamona' grill and oven, integrated under-counter fridge, integrated under-counter freezer, integrated 'Beko' dishwasher, integrated washer/dryer, power points, under-counter spotlights and vinyl flooring.

Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC sash-style window to the rear aspect, fitted wardrobes, radiator, television point, power points and carpeted flooring.

En-Suite

Smooth set ceiling, downlights, extractor fan, part-tiled walls, panelled bath with stainless steel mixer tap, toilet, wall-mounted sink, towel rail, wall-mounted mirror, tiled flooring



Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC Velux-style window to the rear aspect, fitted wardrobes, storage cupboard with fitted shelving, power points and carpeted flooring.

Bathroom

Smooth set ceiling, extractor fan, downlights, part-tiled walls, stainless steel heated towel rail, wall-mounted mirror, toilet, wall-mounted sink, double shower with waterfall shower-head above and tiled flooring.

Outside

Parking

One allocated parking space and one visitor space.

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: 198 years will remain, on completion of the lease extension.

Ground Rent: Peppercorn.

Service Charge: Approximately £1,705 per annum

Managing Agent: Hawk Estates

Council Tax Band: C - Approximately £2,004.38

EPC: C

Rentals are permitted

Pets are permitted subject to written permission

Holiday lets are not permitted

Stamp Duty

First Time Buyer: £0

Moving Home: £2,300

Additional Property: £14,300