



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	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, Scotland & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Cavendish Place, Bournemouth, Dorset BH1 1RQ

£550,000

The Property

Brown and Kay are delighted to market this unique, generously proportioned two double bedroom, ground floor apartment with garden and off road parking. Offered with no forward chain.

This classically elegant and extremely spacious two bedroom apartment lies in a quiet cul-de-sac within the much sought after Dean Park conservation area of Bournemouth. The main railway station is a ten minute walk away providing convenient, direct connection to London and many other destinations. Meyrick Park is also nearby with its golf course, gym, spa and other opportunities for outdoor recreation. A 20 minute walk takes you to the East Cliff and Bournemouth beach with miles of golden sand and views of the Isle of Wight and Purbeck Hills.

The property occupies the entire ground floor of a beautifully appointed house built in 1898, which has many original architectural features. There is ample off road parking and convenient gate access from the drive to the apartment's large private south facing garden.

Internally, the property has the typical generous proportions and style of a late Victorian gentleman's house, including 11' high ceilings, wooden floors, deep skirtings and period mouldings. Modern features have been sensitively added without compromising the fidelity of the original Victorian design. Gas fired central heating provides economic warmth and large double glazed sash windows allow plenty of light to flow in, further increasing the sense of space.

PRIVATE ENTRANCE PORCH

5' 4" x 5' 2" (1.63m x 1.57m) Traditionally built Victorian porch with glass roof and ceramic floor tiles.

RECEPTION HALL

17' 6" x 6' 4" (5.33m x 1.93m) On entering the property, the hall gives you your first sense of scale with its wide front door and stone door-step. Subtle floor lighting adds to the ambience at night.

INNER HALL

Built in book shelves and coat hanging. Decorated in a deep red colour, the inner hall adds a sense of warmth to the heart of the home.

LIVING ROOM

20' 5" x 17' 5" (6.22m x 5.31m) maximum measurements. An elegant and spacious room with large windows looking out onto the garden. On sunny days the room is flooded with light, whilst a modern flush-fit wood burning stove built into an impressive arched decorative recess provides heat and a focal point for cosy winter evenings.

KITCHEN/DINING ROOM

15' 6" x 13' 8" (4.72m x 4.17m) With its artisan built wooden cupboards, green marble worktops and decorative panelling, this room is best described as 'quirky' in style - but is also very functional with an alcove for a fridge/freezer, a space with gas point and power for a wide format range cooker and plenty of room for a large dining table and chairs.

BEDROOM ONE

19' 10" x 14' 5" (6.05m x 4.39m) Generously proportioned with large windows, this bedroom can accommodate the largest of beds while still leaving ample room for a wardrobe, chest of drawers and other furniture.

BEDROOM TWO

12' 5" x 12' 1" (3.78m x 3.68m) A smaller bedroom but still generous by modern standards, this room includes built-in wardrobes and a feature corner window looking out onto the garden.

SHOWER ROOM

Shower, w.c. and hand basin in contemporary style.

BATHROOM

The bathroom has been restored with a tasteful blend of original and contemporary styles. Features include an extremely generous period cast iron bath with modern mixer-tap and hand-held shower, a modern w.c. with the original Victorian high-level cistern, large contemporary basin and Carrara marble floor and shelving.

REAR HALL

The rear hall provides access to the outside and includes extra shelving and storage cupboard.

COURTYARD WITH OUTBUILDINGS

Partly covered courtyard to the garden with brick-built outbuildings including a boiler room with hot water tank, utility cupboard with power sockets and plumbing for a washing machine and tumble dryer, and large storage cupboard.

GARDEN

South facing with large lawn area, wide borders with trees, variety of planting, and semi-paved dining space. Shingle area that catches the evening summer sun, suitable for dining/barbecue. Wooden summer house that can be used as additional summertime accommodation. Large lean-to wooden tool shed.

GARAGE

Large garage with double doors, and sheet timber floor and lining.

AGENTS NOTE - PETS

Pets - We are advised pets are permitted subject to the usual terms.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from December 2005
Service Charge - On an 'as and when' basis.

COUNCIL TAX - BAND C