



1  
Cavendish Road

**HEARNES**  
WHERE SERVICE COUNTS



A unique and spacious one double bedroom top floor character apartment located in the sought after Dean Park location within easy reach of Bournemouth Town Centre, the award winning sandy beaches and main transport links. The property benefits from many original features including vaulted ceilings and exposed timber whilst further offering ample storage and allocated parking.

The property is offered for sale with no forward chain.

A communal entrance leads through a beautifully maintained hallway and landing with stained glass window. A hallway opens into an impressive kitchen/living room with southerly aspect, feature bay area and large Velux windows creating a wealth of natural light. The modern kitchen offering ample floor units along with space for further appliances.

The bedroom is a generously sized double room featuring built in storage and served by a refitted bathroom comprising a WC, wash hand basin and bath with shower over.

The property is situated within superbly maintained communal grounds and benefits from an allocated parking space.

Leasehold with 58 years remaining.

Maintenance charge approximately £2,218.80 per annum including sewage and water rates.

Ground rent: £2,138.46

**COUNCIL TAX BAND: B**

**EPC RATING: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





HEARNES  
FLOORPLAN TO FOLLOW  
WHERE SERVICE COUNTS

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



