



HEARNES
WHERE SERVICE COUNTS

An immaculately presented two double bedroom, two bath/shower room first floor apartment situated within a modern development in the highly sought after Dean Park location within only a moments walk of Bournemouth Town Centre and the award winning sandy beaches along with easy access to main transport links including a mainline train station. The property has been maintained to a superb standard by the current owner and is being offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway providing access to the first floor and entrance to the apartment. On entering the apartment a welcoming hallway provides access to all accommodation and leads into a spacious living/dining room with an impressive bay window offering a pleasant outlook over Cavendish Place cul-de-sac. A seperate kitchen offers a comprehensive range of floor and wall mounted units finished with a high quality slimline granite worksurface along with a comprehensive range of integrated appliances. Both bedrooms are generously sized double rooms with the master bedroom featuring an ensuite shower room whilst a modern family bathroom completes the accommodation.

Externally the property is situated within superbly maintained communal grounds and is conveyed with one allocated parking space, along with a purpose-built bicycle shed.

EPC:B

COUNCIL TAX BAND:C

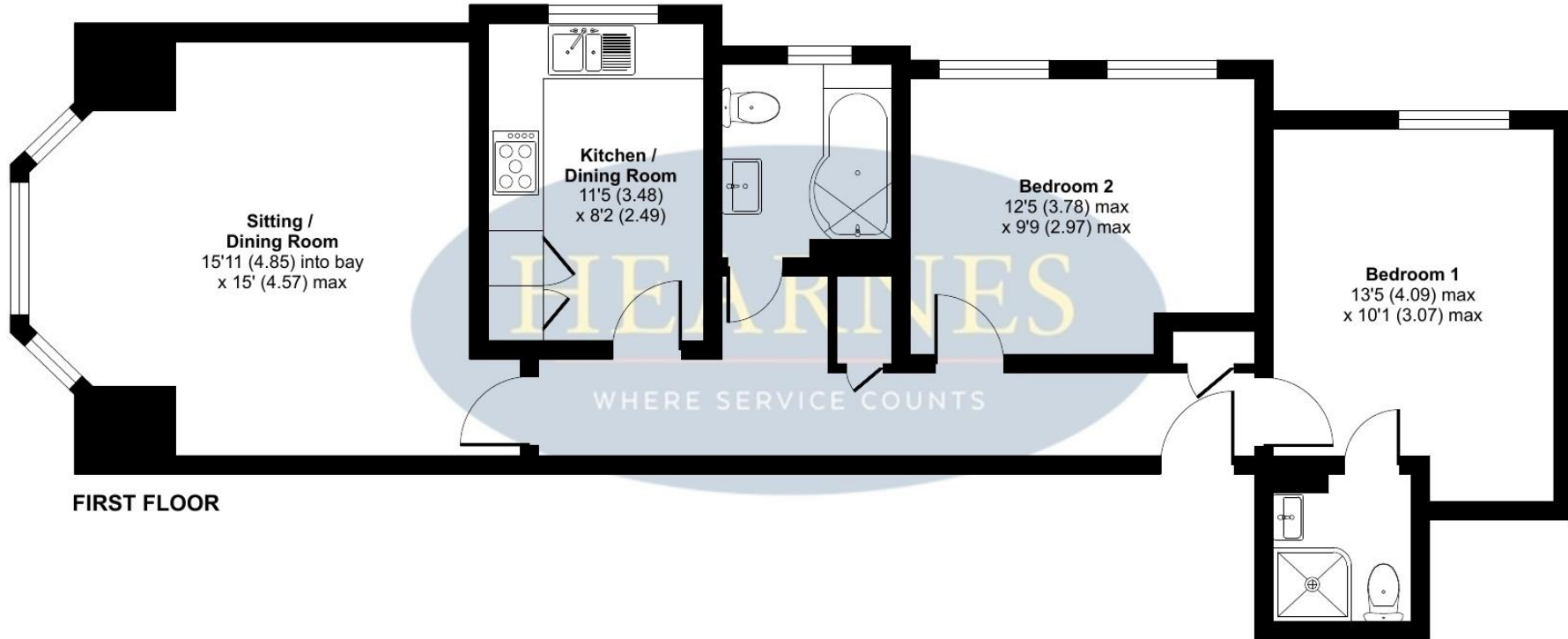
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



Cavendish Place, Rose Lodge, Bournemouth, BH1

Approximate Area = 799 sq ft / 74.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1107895

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