



CAVENDISH COURT



HEARNES

WHERE SERVICE COUNTS

A spacious top-floor one-bedroom apartment, boasting stunning treetop views from every room and thoughtfully designed for modern living. Ideally located within Dean Park, and just a short distance from Bournemouth Town Centre, the mainline train station, and award-winning sandy beaches, this property is set within a secluded character conversion and has been tastefully updated by the current owner.

The apartment features a generous open-plan living and dining room, flooded with natural light. A unique study nook, positioned in the hallway, provides a convenient and practical area for working from home. The modern kitchen offers a comprehensive range of built-in storage units, a contrasting work surface, and integrated appliances, including a gas hob, oven, extractor fan, and space for additional appliances.

The bedroom is a spacious and comfortable double, enjoying tranquil views over the treeline and benefiting from fitted storage. A particular highlight of the property is the luxury bath/shower room, which features a double sink, WC, a raised standalone bath, and a separate shower enclosure.

Externally, the property benefits from beautifully maintained communal grounds and allocated parking.

Pets permitted

Leasehold - 147 years remaining

Ground Rent - Peppercorn

Service Charge - Approximately £2306.40 per annum

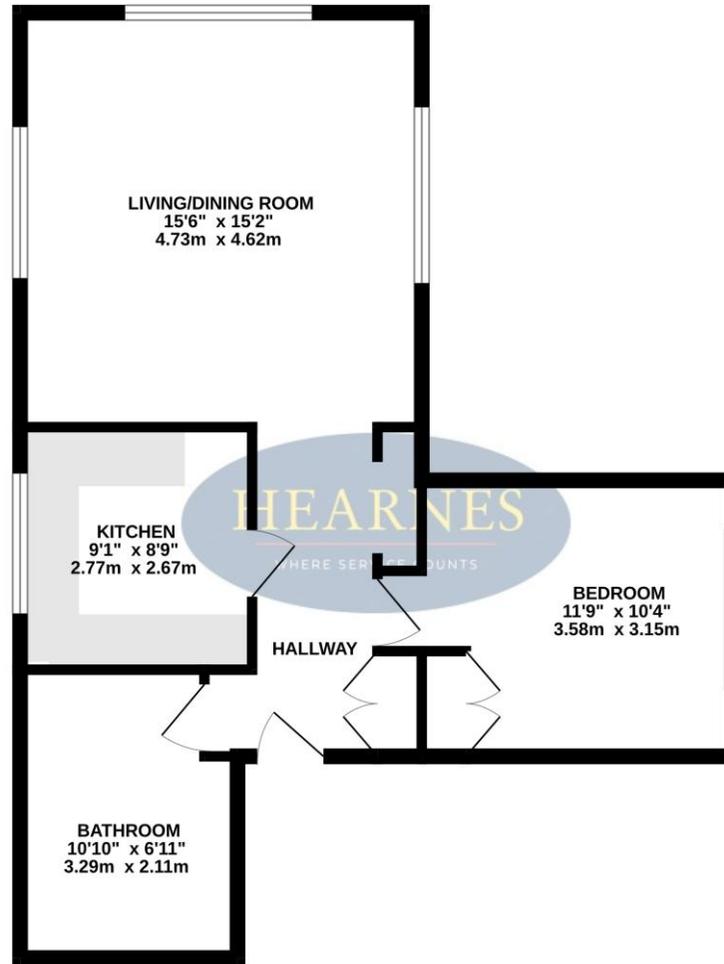
EPC RATING: C

COUNCIL TAX BAND: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



TOPFLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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