



**HEARNES**

WHERE SERVICE COUNTS

**Tudor Court, 3 Cavendish Place,  
Dean Park, Bournemouth, BH11RQ**



# Tudor Court, 3 Cavendish Place, Dean Park, Bournemouth, BH1 1RQ

## Share of Freehold

A superbly presented two double bedroom, top floor character apartment ideally located in the sought after Dean Park location within easy reach of Bournemouth Town Centre and the award winning sandy beaches along with being only a short distance to a mainline train station. The property offers generously sized living accommodation and features a modern fitted kitchen and bathroom whilst further benefitting from a garage and share of freehold. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a well maintained communal hallway leading to the second floor and entrance to the apartment. On entering the property a welcoming hallway leads into a spacious living/dining room offering a pleasant dual aspect outlook. A modern fitted kitchen features ample floor and wall mounted units finished with a matching work surface along with an integrated oven and hob along with space for further appliances.

The property's two bedrooms are both double in size whilst the accommodation is complete with a modern fitted bathroom featuring a wash hand basin and bath with shower over along with a separate WC.

Externally the property is situated within superbly maintained communal grounds whilst the property is conveyed with a garage providing the option to park in front.

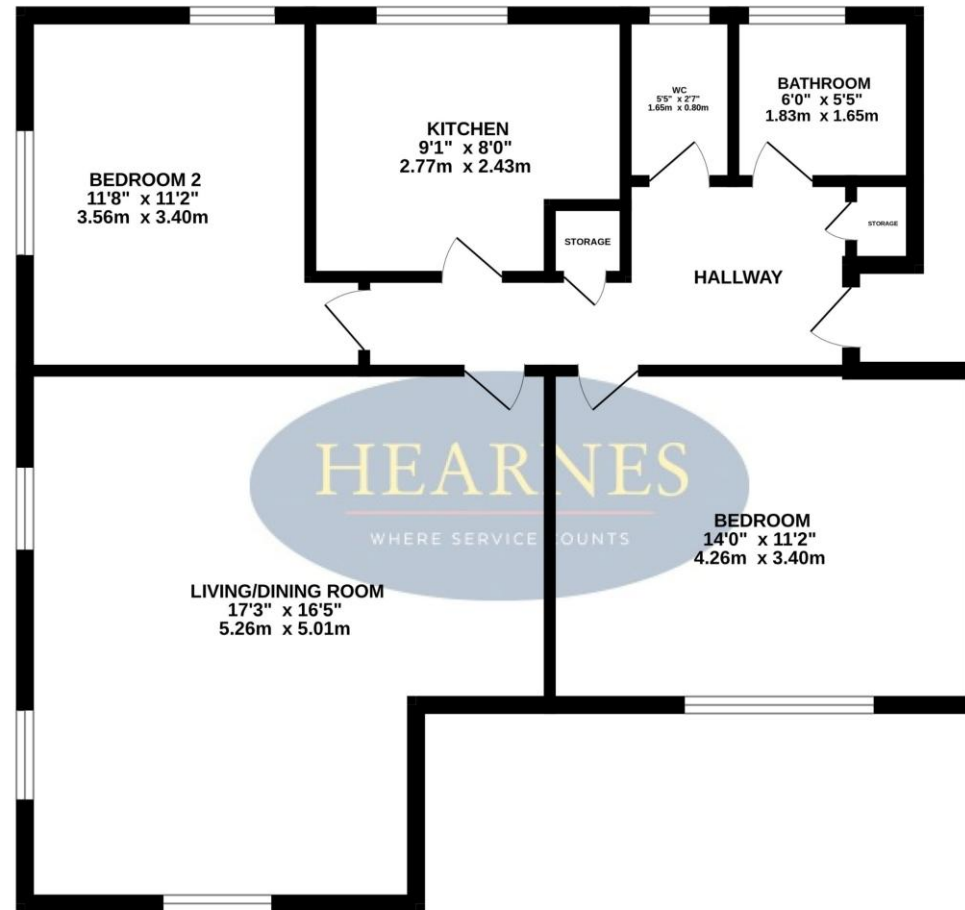
**EPC RATING: E**

**COUNCIL TAX BAND: C**

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.



SECOND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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