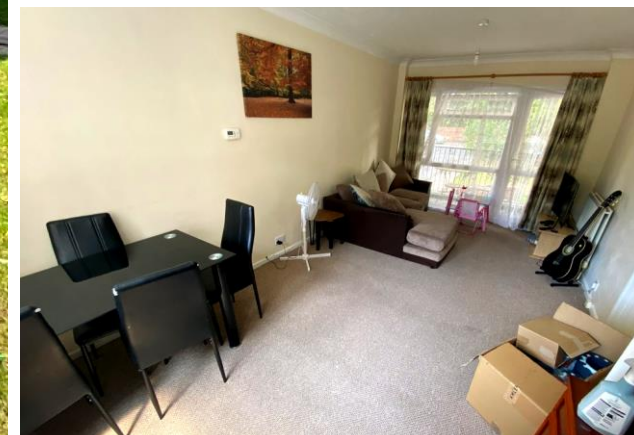


FOR SALE



Cavendish Road, Bournemouth
Asking Price Of £200,000


MARTIN & CO



Cavendish Road, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £200,000

- SHARE OF FREEHOLD
- COMMUNAL GARDENS
- GROUND FLOOR
- PRIVATE BALCONY
- ALLOCATED PARKING
- EST. RENT £1,175 pcm (7.05% YIELD)

Introducing a charming and inviting small development in the sought-after Dean Park area, this property boasts an array of desirable features that ensure a comfortable and convenient lifestyle. The prime location, close to the town centre, offers easy access to all amenities, making it an ideal choice for those seeking a well-connected home.

Upon entering, you'll be greeted by a spacious Entrance Hall, exuding a warm and welcoming ambiance. This area also features a small yet practical cupboard unit, perfect for storing your everyday essentials.

For added convenience, a generously sized Entrance Storage Cupboard stands by the entrance door, providing ample space to stow away belongings and keep the living areas clutter-free.

The Living Room is a highlight of this home, offering breathtaking dual aspect views that flood the space with natural light. A large window to the East and access to the West-facing balcony make this room an inviting haven to relax and unwind. The balcony itself is tastefully fenced and provides the perfect spot for alfresco dining with enough room to accommodate a cozy table and chairs setup.



The separate, well-appointed Kitchen is fitted with modern amenities, ensuring an enjoyable cooking experience for the culinary enthusiast.

The property comprises two comfortable bedrooms. Bedroom (1) is a spacious double room featuring a built-in wardrobe, catering to your storage needs and keeping your belongings organized. Meanwhile, Bedroom (2) is a slightly smaller yet charming double bedroom.

The family-friendly Bathroom is generously proportioned, offering a relaxing space with a bathtub where you can indulge in rejuvenating baths after a long day.

Parking is hassle-free with an allocated space provided for one car, ensuring that you always have a secure place to park.

The development also boasts well-maintained Communal Gardens, creating a serene and picturesque environment for residents to enjoy outdoor leisure activities and social gatherings.

This property is a delightful opportunity to experience modern living in a highly desirable location. Don't miss the chance to make this beautiful residence your new home! Contact us today for further details and to schedule a viewing.

Sizes

Living Room 18' 8" x 10' 0" (5.69m x 3.07m)

Kitchen 10' 3" x 6' 9" (3.13m x 2.08m)

Bedroom (1) 11' 11" x 10' 3" (3.64m x 3.13m)

Bedroom (2) 9' 11" x 7' 1" (3.03m x 2.17m)



Tenure - Share of Freehold
Lease - 999 years from 25 December 1971
Lease Remaining - 947 years
Annual Service Charge: £2,266*
***Half Yearly Service Charge in advance £1,133**
Annual Block Management Fee approx. £1,300
Council Tax Band C
EPC D
No Chain
Estimated Rent £1,175 pcm (7.05% yield)

DISTANCES:

100 mts to A338 Wessex Way
 600 mts to Meyrick Park & Golf Course
 1.0 km to Bournemouth High Street
 1.20 km to Award-Winning Sandy Beaches
 1.3 km to Bournemouth Pier
 4.0 km to Castle Point Shopping Centre
 7.0 km to Bournemouth International Airport
 8.0 km to Hengistbury Nature Reserve

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

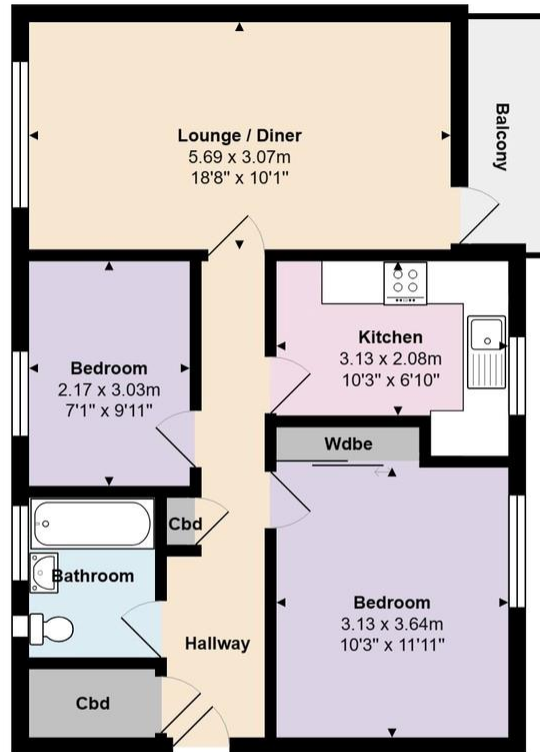
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 59.9 m² ... 645 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Martin & Co Bournemouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



