



## CARLTON HOUSE, CAVENDISH PLACE, DEAN PARK, BOURNEMOUTH, DORSET, BH1

### **£225,000 LEASEHOLD – 131 YEARS REMAINING**

A recently re-decorated modern two double bedroom first floor apartment situated in a premier location in a quiet cul-de-sac just a short walk from Bournemouth town centre and the award-winning sandy beaches. The apartment is presented in excellent order throughout including a modern open plan kitchen, a modern bathroom and has allocated parking.

Two double bedrooms | Modern bathroom | Open plan lounge kitchen |  
First floor | Beautiful building | Quiet cul-de-sac in heart of Bournemouth |  
Off road parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

The property is situated on the first floor which is accessed via a flight of stairs through the communal hallways. A private front door leads into the entrance hall which provides access to principal rooms.

The modern kitchen is open plan to the bright lounge diner and is fitted with a range of base and eye level cupboard and drawer units and has space and plumbing for domestic appliances. The lounge area is a double aspect room with a bay window overlooking the front aspect giving room for a dining table and chairs if required.

There are two double bedrooms and a modern bathroom which is tiled and comprises a suite to include low-level WC, wash hand basin and a panel bath with shower over.

An allocated parking space is conveyed to the apartment.

## First Floor



Total area: approx. 49.1 sq. metres (529.0 sq. feet)

This floorplan is provided for guidance only and is not to scale  
Plan produced using PlanUp.

*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** C

**TENURE:** Leasehold – 131 Years remaining

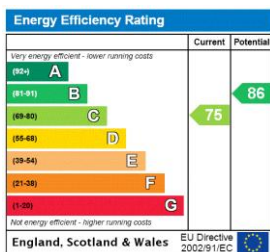
**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1895 per annum

**GROUND RENT:** £250 per annum

## AT A GLANCE

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- Modern bathroom
- Open plan lounge kitchen
- First floor
- Beautiful building
- Quiet cul-de-sac in heart of Bournemouth
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