



## THE MANOR, CAVENDISH ROAD, BOURNEMOUTH, BH1

### OFFERS OVER £255,000 LEASEHOLD

Situated within a stunning period property this two double bedroom apartment is located within a quiet location just a short distance away from Bournemouth town centre. The property includes modern fittings throughout with many character features

Two Double Bedrooms | Two Bathrooms | Period Features | No Chain |  
Gated Development | Close to Town | Allocated 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.



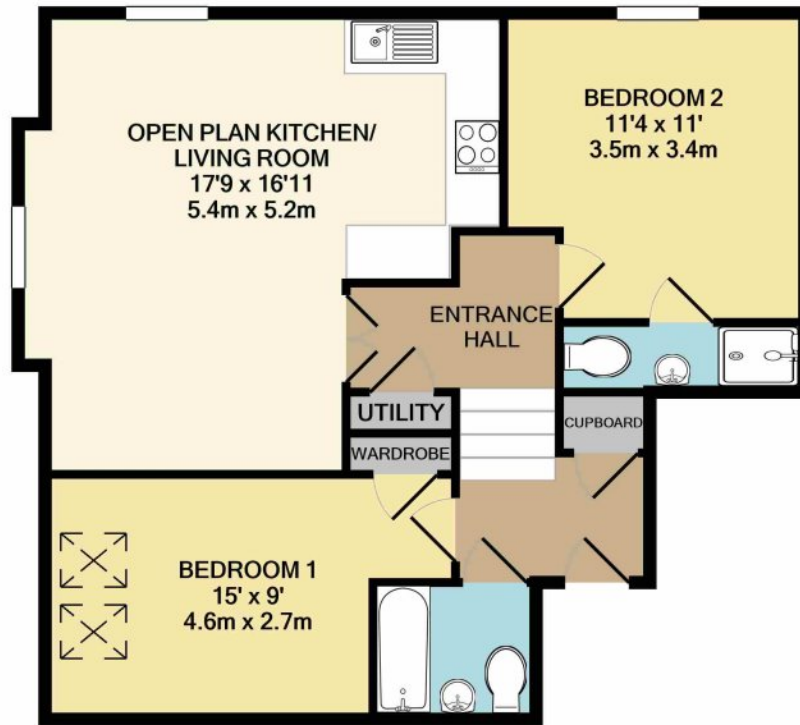
## DESCRIPTION

The property is accessed via beautifully presented communal hallways where stairs lead to the top floor and the private entrance to the apartment itself. The entrance hallway includes two storage cupboards one housing the boiler and the other used as a utility cupboard with space and plumbing for a washing machine. There is a flight of stairs within the hallway which gives the feeling of 'split-level' and divides the property well.

The open plan kitchen living room is a particular feature of the apartment and enjoys a dual aspect and ample space for a dining table. The modern fitted kitchen includes a range of base and eye level high-gloss work units with integrated appliances.

There are two generous double bedrooms the master of which has two bright windows as well as a fitted wardrobe. The second bedroom includes a modern ensuite shower room which is fully tiled and comprises shower cubicle, wash hand basin and WC. The main bathroom is also fully tiled and comprises bath/shower, WC and wash hand basin.

Outside there is an allocated off-road parking space conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*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 – 112 Years

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1400 and £200 GR

## AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms
- Period Features
- No Chain
- Gated Development
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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