



## LULWORTH HOUSE, CAVENDISH ROAD, BOURNEMOUTH, BH1

### **£230,000 SHARE OF FREEHOLD**

A bright and spacious two bedroom top floor apartment set in the popular Dean Park area which is just a short walk away from the town centre and beach in Bournemouth. The property is in good order throughout with a balcony and garage.

Top (second) floor | Two double bedrooms | Large lounge diner | Fitted kitchen | Modern bathroom | Balcony | Garage | Superb location

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.



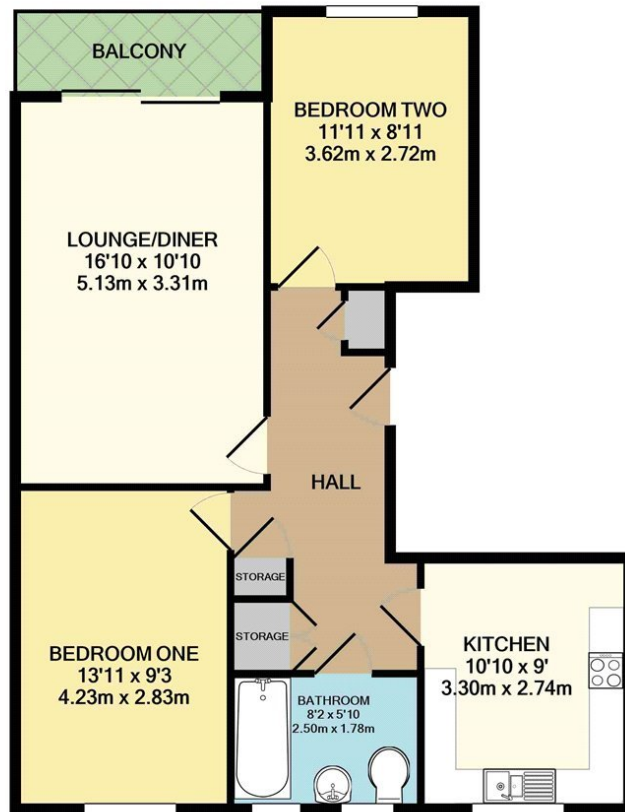
## DESCRIPTION

The apartment is situated on the second floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses three storage cupboards and doors to principal rooms. There is also access into the very large loft space which this flat has the exclusive use of.

There is an incredibly spacious lounge which has ample room for a dining table and there are sliding patio doors which lead out onto the private balcony. The kitchen is fitted with a range of base and eye level work units and there is space and plumbing for domestic appliances.

There are two bright double bedrooms both with space for freestanding wardrobes. The family bathroom is tiled with suite comprising the low-level WC, wash hand basin and panelled bath with shower above.

The garage is conveyed with the property.



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

*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**

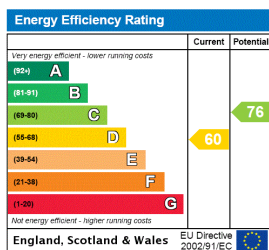
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:**

**SERVICE CHARGE:** £1300

**AT A GLANCE**

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- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Modern bathroom
- Balcony
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