



10-12 Cavendish Place

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Flat 9 Rose Lodge, 10-12 Cavendish Place, Dean Park, Bournemouth, Dorset, BH1 1RQ

This two double bedroom second floor flat is located in the sought after area of Dean Park. Built in 2013 by ASN Capital, it comes with the remaining NHBC certificate as well as a high quality finish from top to bottom.

The spacious open plan lounge and kitchen is located at the front of the building and is well configured for modern living. The kitchen comes with built in appliances, to include, double electric oven, gas hob with cooker hood washer/dryer, dishwasher, fridge and freezer. The white gloss units have granite work surfaces and a sleek contemporary design.

Similarly, the modern bathroom is of a good size and comes with shower over bath and screen, heated towel rail, WC and basin with vanity unit. The bathroom is fully tiled for easy upkeep.

From the large hallway with double sized storage cupboard, there is also access to the two bedrooms, both being large double rooms and the master to include newly fitted wardrobes.

Outside the gated entrance leads to well maintained communal grounds and one allocated parking space for the property.

No forward chain

Leasehold: Approximately 123 years remaining

Ground Rent: £200pa

Service Charge: £759pa

Council Tax Band C







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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