



## Dean Park

SPACIOUS TWO BEDROOM, TWO BATHROOM APARTMENT  
WITH ALLOCATED PARKING

EPC Rating: Band C

**Offers Over £240,000 Leasehold**

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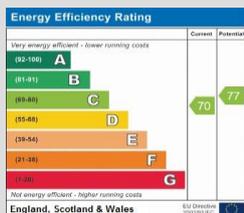


**Carlton House,  
Cavendish Place, Dean Park,  
Bournemouth. BH1 1RQ**

DELIGHTFUL APARTMENT IDEALLY  
LOCATED JUST MINUTES FROM  
BOURNEMOUTH TOWN CENTRE

- Luxury Open-Plan Kitchen/Sitting Room
- Two Double Bedrooms, Master with En-suite
- Additional room for storage/study
  - Allocated Parking

(Ref: 911272)



This stunning apartment is situated in a character conversion, located in the heart of Dean Park, within walking distance of Bournemouth Town Centre with its award winning beaches.

The block is accessed via secure entry phone system with stairs ascending to the first floor.

The apartment itself is bursting with character, boasting original features throughout to include bay windows, high ceilings and feature fireplaces. Upon entering the apartment, you are welcomed into a spacious entrance hall with doors leading to all principal rooms.

The luxury open-plan kitchen/sitting room is an impressive size, offering ample space for both living & dining furniture as well as a feature fireplace and a stunning bay window. The modern fitted kitchen offers a range of base fitted and wall mounted units as well as integrated appliances.

Both bedrooms are doubles, the master dually boasts a feature fireplace and benefits from an en-suite shower room whilst bedroom two is served by the family shower room.

Conveniently, there is a third room which could be used as an occasional study/storage room and there is a further storage cupboard accessed from the hallway.

Further benefits include gas central heating, double glazed sash windows throughout, allocated parking and this apartment is offered to the market by motivated sellers.



This Floor Plan is for guidance only and is NOT to SCALE  
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**Sitting Room/Kitchen**  
5.61m (18'5) excluding bay  
x 5.03m (16'6)

**Bedroom**  
4.25m (13'11) x 4.3m (14'1)  
max

**Bedroom**  
3.01m (9'11) x 4.08m (13'5)  
max

Brochure prepared by Georgia Stewart

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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