

Cavendish Place, Bournemouth, BH1

£189,950

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

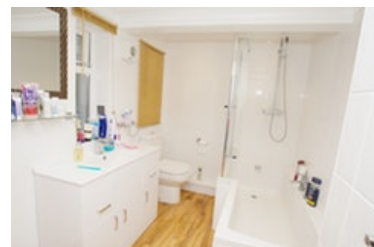
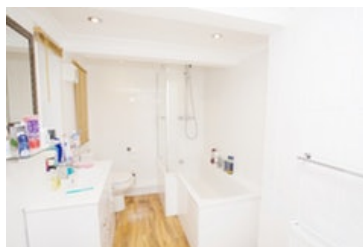
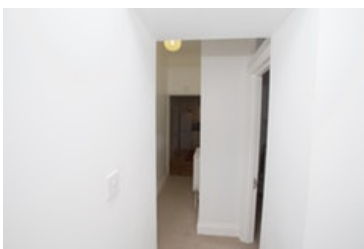
HouseSimple are pleased to present this character ground floor property in the desirable sought after Dean Park. Close to Bournemouth town centre with its shopping facilities, bars and restaurants. Cavendish Place is located off Cavendish Road in a quite leafy cul-de-sac. The property has been

Key features:

- Charming character flat
- Two double bedrooms
- Well presented throughout
- Own private entrance
- Single garage
- Large communal garden
- No Chain
- Full Double glazing
- Gas central heating
- New Lease
- Rental Value £900pcm
- Loft Space

Extra info:

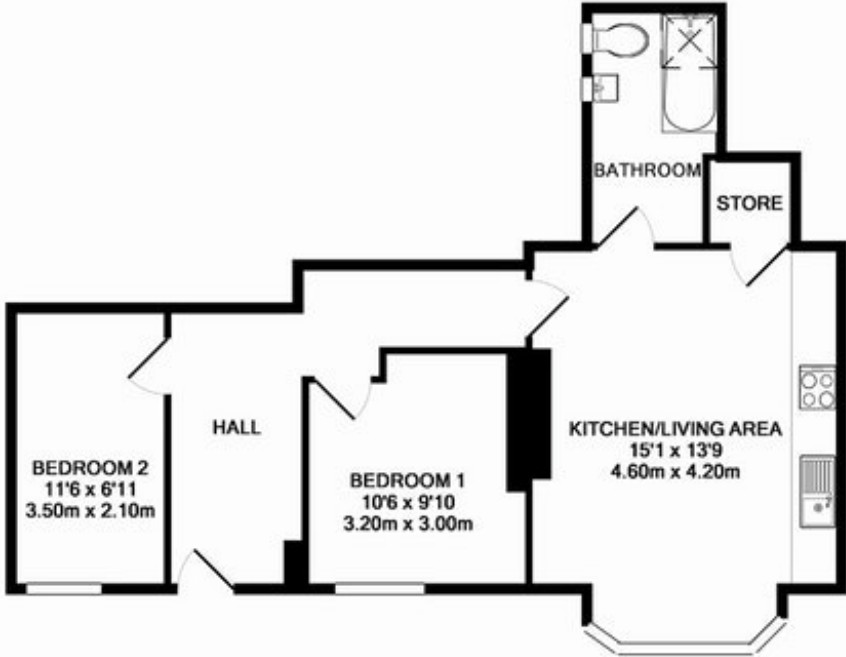
- **Council Tax:** Band B (£1208.13 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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The property has been the subject of a sympathetic and stylish renovation retaining many of the original charming features, with high ceilings and ornate cornicing giving a great sense of space. This well presented accommodation comprises of: own private entrance, hallway leading into a spacious open plan lounge/diner/modern kitchen, store room / good size loft space which is on the ground floor extension/ two double bedrooms and a luxury modern bathroom. There is a large well maintained communal garden, garage and ample parking. A must see

Floor plan:



TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 SQ.M.)

Energy Performance Certificate:

SAP
Energy Performance Certificate

Fiat 3
9 Cavendish Place
BOURNEMOUTH
BH1 1RQ

Dwelling type: Ground-floor flat
Date of assessment: 25 August 2009
Date of certificate: 26 August 2009
Reference Number: 0461-2865-6681-0621-5471
Total floor area: 61 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	80
(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 (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	54	77
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	243 kWh/m ² per year	177 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	1.8 tonnes per year
Lighting	£41 per year	£31 per year
Heating	£363 per year	£296 per year
Hot water	£92 per year	£80 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

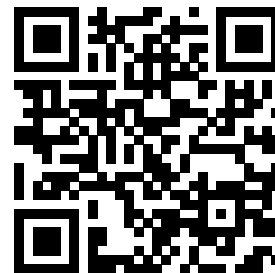
To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings' energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

MISREPRESENTATION ACT, 1967.

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