



HEARNES
WHERE SERVICE COUNTS

A luxury two double bedroom apartment situated in the highly sought after Talbot Woods within easy reach of Bournemouth Town Centre, the award winning sandy beaches and popular West Hants Leisure Club. Finished to a high specification throughout the property features two luxury bath/ shower rooms, spacious open plan kitchen/ living room, south facing balcony and two allocated parking spaces. An internal viewing is highly recommended.

This distinctive development is accessed via a well maintained communal hallway with lift leading to the entrance of the apartment. On entering the property a spacious hallway provides access to all accommodation. An impressive open plan kitchen/living/dining room benefits from double doors opening onto a private balcony with a pleasant woodland outlook. The kitchen benefits from a comprehensive range of floor and eye level units finished with a matching work surface, island work unit with breakfast bar seating area and a comprehensive range of integrated appliances.

Both bedrooms are double in size with the primary bedroom benefitting from a dressing area with fitted wardrobes and is served by a luxury en suite shower room comprising a WC, wash hand basin and large walk in shower enclosure. Completing the accommodation is a further high specification bathroom finished with tiled walls and comprising a WC, wash hand basin and bath.

The property further benefits from two parking spaces, come of which is positioned within the secure underground carp park. There are two further communal visitor spaces.

Maintenance charges approximately £2400 per annum,
Share of freehold approximately 998 years remaining

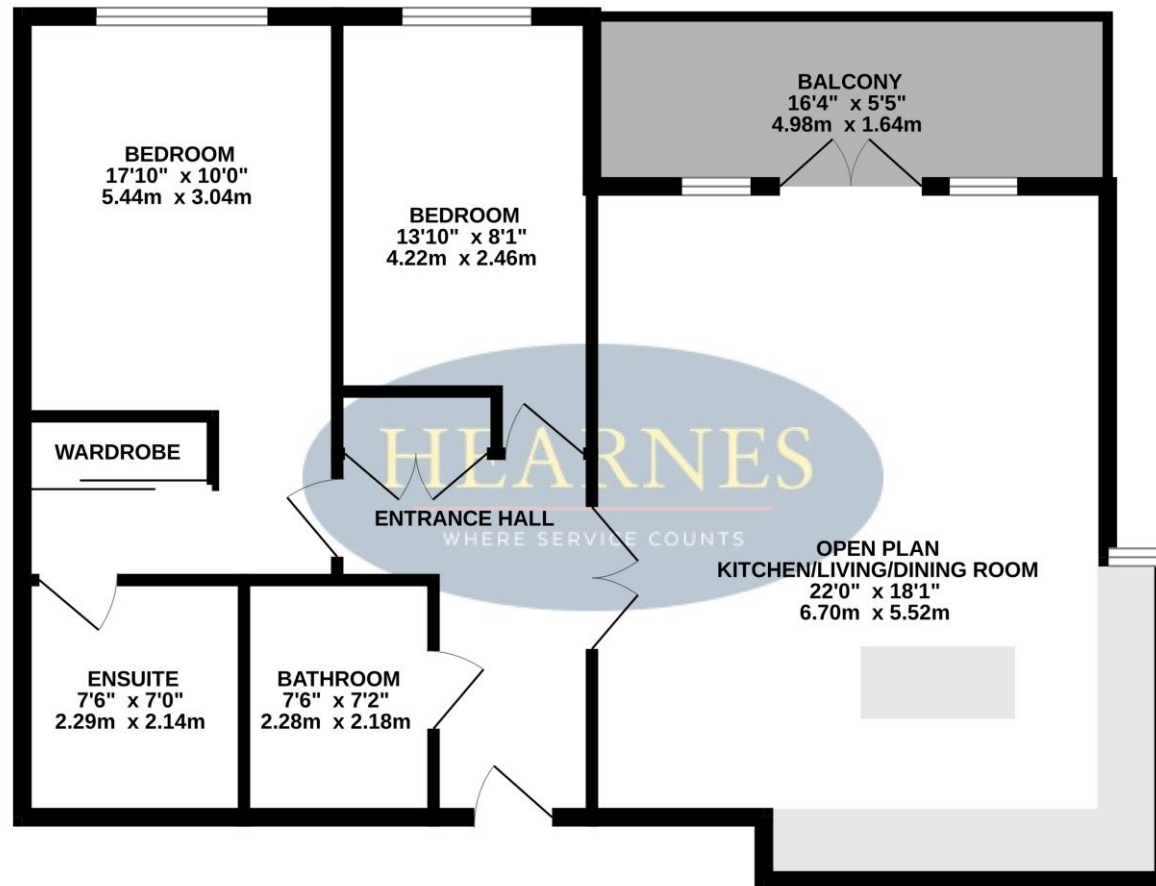
COUNCIL TAX BAND: D

EPC: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



FIRST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

