



HEARNES

WHERE SERVICE COUNTS

A fully refurbished luxury two double bedroom penthouse apartment situated in the highly sought after Talbot Woods, within easy reach of Westbourne, the award-winning sandy beaches, and the popular West Hants Leisure Club. The owners have undertaken an extensive high-specification refurbishment, thoughtfully upgraded in consultation with the highly regarded WN Interiors in Ashley Cross. The property features two luxury bath/shower rooms, a spacious open-plan kitchen/living room, a private patio seating area, and one allocated underground parking space. An internal viewing is highly recommended to appreciate the level of finishing throughout.

The development is accessed via a well-maintained communal hallway with lift access leading to the apartment entrance. On entering, a spacious hallway provides access to all rooms and a useful storage cupboard. A bespoke white Crittall door opens into the stunning open-plan kitchen/living room, which benefits from double doors opening onto a private patio with a peaceful woodland outlook. The kitchen has been fully upgraded with leathered stone worktops, a bespoke island with breakfast bar seating, a bespoke corner bench and table, and a comprehensive range of integrated appliances, finished to an exceptional standard.

Both bedrooms are generously proportioned doubles, with the primary bedroom featuring a dressing area with bespoke fitted wardrobes from Lamco and a luxury en suite shower room comprising a WC, wash hand basin, and large walk-in shower enclosure. Other high-specification enhancements include bespoke door furniture, high-quality carpets, hidden recess curtains and electric blinds, and upgraded electrics — all designed with style and functionality in mind.

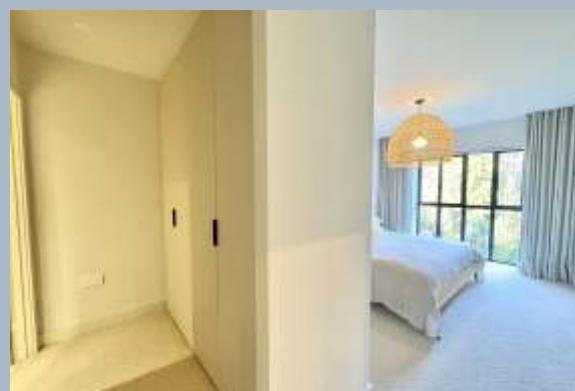
Externally, the apartment offers a private terrace overlooking the woodland and well-maintained communal gardens. Additional benefits include a secure underground parking space and two communal visitor spaces. The owners will also consider the sale of certain items within the apartment.

Maintenance charges approximately £2540.00 per annum.  
Leasehold – 973 years remaining

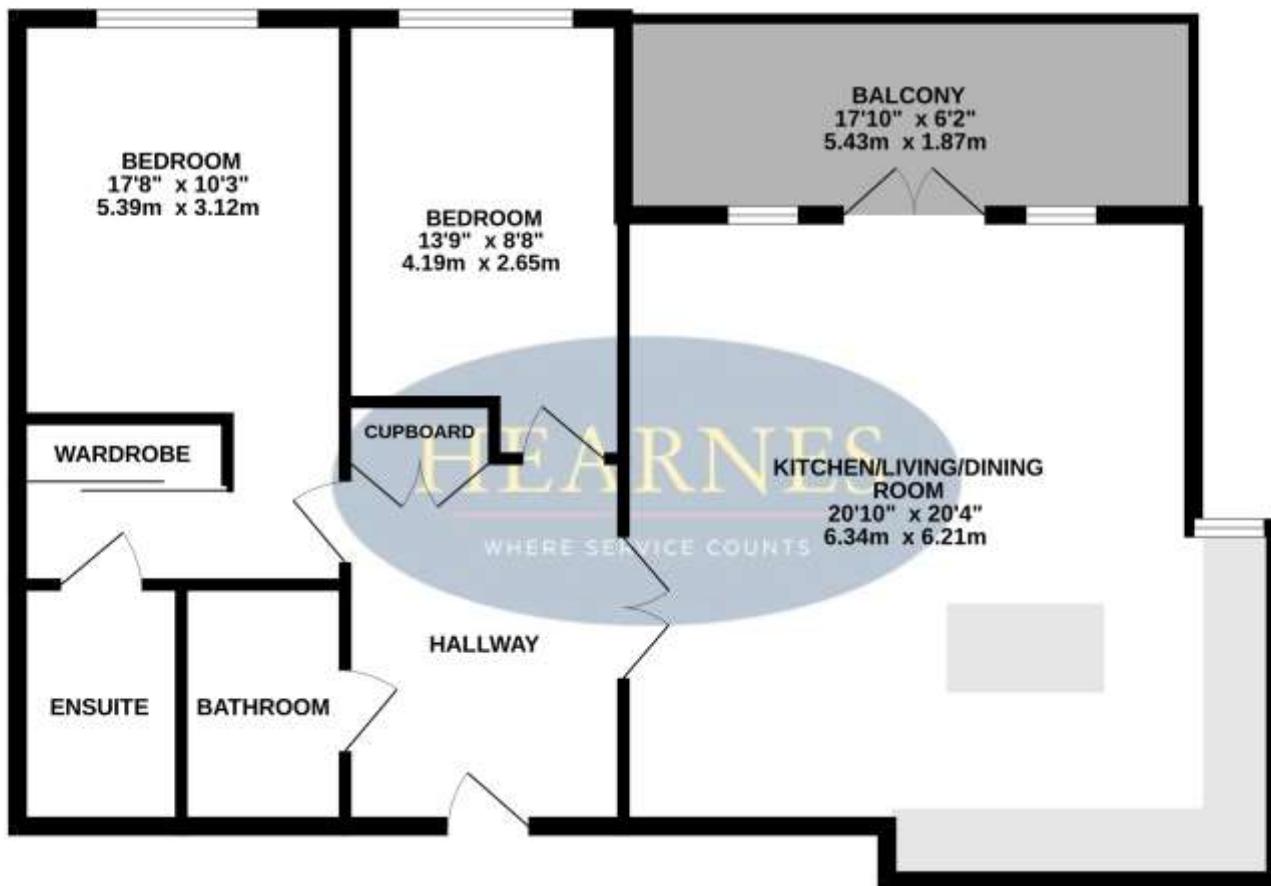
**COUNCIL TAX BAND: D**

**EPC: B**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.



TOP FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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

