

FOR SALE

Flat 1, Talbot Grange, 6 East
Avenue, Talbot Woods,
Bournemouth, Dorset BH3 7BY



PHILIPPA SOLE



Offers in Excess of
£375,000

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Stunning character conversion

2 Double bedroom ground floor
apartment

Exceptional presentation

Luxurious family shower room and
en suite bathroom

Stylish and bright kitchen

Garage and off road parking for two
vehicles

Lounge / dining room

Beautifully maintained grounds

Council Tax Band C - £1,909.11

Maintenance £100 per month.

Share of Freehold

About this property

An exceptionally well presented, two double bedroom, ground floor apartment, positioned in a beautiful Edwardian character conversion. Offering luxury shower room and stunning en suite bathroom, contemporary fitted kitchen and lounge/dining room with many of the original features remaining. Garage and off road parking for 2 vehicles.

Perfect as a main home or holiday retreat, this much loved and beautifully presented apartment has been extensively refurbished throughout by the present owner, enhancing and embracing the original style and period of the building. Once entering via a private covered entrance and original front door, you are immediately aware of the exacting presentation to be found throughout, not one room disappoints. The lounge/dining room has a deep bay window perfect for dining and over looking the grounds, the log burner is housed in the inglenook style fire surround with display shelving and storage. The stylish kitchen is fitted with a full range of floor and wall mounted units and integrated appliances. Both bedrooms have a style of their own, the second bedroom with deep bay window is serviced by the luxury shower room and the main bedroom with period arc encasing windows and doors, has a stunning en suite bathroom including a roll top claw foot bath depicting the period of the building.

Outside is an area for table and chairs which leads effortlessly onto the level communal lawn, surrounded by mature tree's and bushes. Conveyed with this apartment is an individual garage with parking in front and also an additional allocated parking space.

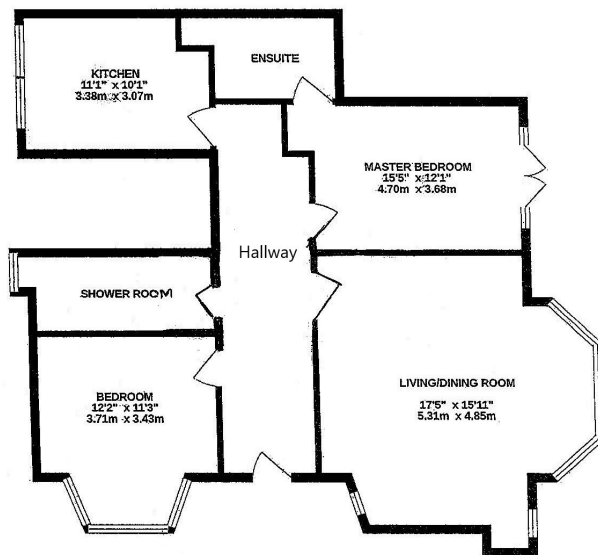
Location

Positioned in one of Talbot Woods premier tree lined avenue's and yet situated within close proximity to Waitrose, Boots and the independently owned shops and café's in Winton. Local bus routes leading to Bournemouth and Poole with a selection of shops and entertainment, are just moments away and Bournemouth railway station, with a direct line to London Waterloo in approximately two hours, is less than 2 miles in distance. And most importantly the 7 miles of award winning sandy bathing beaches, which is what this area is renown for, are just 3 miles away.





Ground Floor Apartment
931 sq.ft. (86.5 sq.m) approx.



Floor plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement.. Total approx area shown on the plan may include any external terraces, balconies or other external areas.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999