



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented apartment set within a secure gated development in the desirable Talbot Woods area of Bournemouth. The property is ideally located within easy reach of Bournemouth University, Winton High Street and the town centre, as well as approximately seven miles of award-winning sandy beaches. Talbot Woods is widely regarded as one of Bournemouth's most sought-after residential areas, known for its leafy surroundings and convenient access to local amenities and transport links.

Situated on the second floor, the apartment is accessed via a well-maintained communal staircase and benefits from a secure entry phone system. Upon entering, a spacious hallway with two useful storage cupboards leads to all principal rooms, and the apartment throughout has been finished to a high standard. The generous living/dining room is a particularly impressive feature, enjoying a vaulted ceiling and Velux windows, creating a bright and airy living space that overlooks both the front and side aspects. The recently refitted luxury kitchen is well appointed with a range of base and eye-level units, integrated appliances, dual aspect windows and ample space for a breakfast table.

The primary bedroom benefits from a contemporary en-suite shower room, while the second bedroom is also a spacious double room with space for a study area and is served by a stylish family bathroom comprising a modern three-piece suite.

Externally, the development enjoys well-maintained communal grounds, including a rear communal garden. To the front there is allocated parking along with additional visitor spaces, all secured via electric gates.

Leasehold – 975 years remaining  
Service Charge - £3066.46  
Ground Rent - £225.00 per annum

Pets permitted on licence.

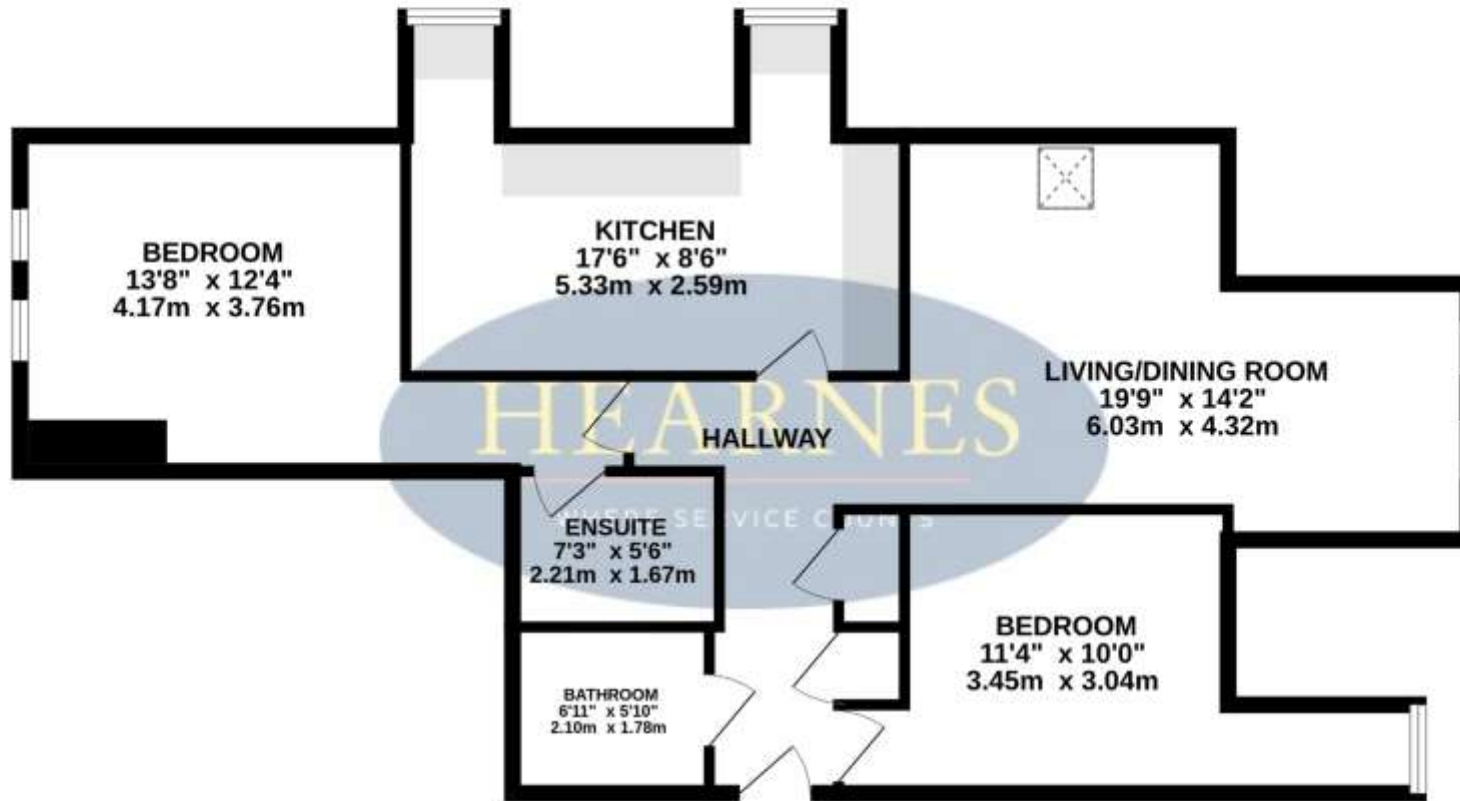
**Council Tax Band: D**

**EPC Rating: C**

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.



TOP FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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