



**East Avenue, Talbot Woods Bournemouth, Dorset**

# East Avenue, Talbot Woods

## SHARE OF FREEHOLD

A truly stunning two double bedroom ground floor, character apartment located in the premier Talbot Woods location within easy reach of Bournemouth Town Centre, main transport links and the popular West Hants Tennis and Leisure Club. The property has been superbly updated and maintained by the current owners and features a spacious living/dining room with feature wood burning stove, high specification kitchen and two luxury bath/shower rooms. The property further benefits from a garage, allocated parking and a share of freehold.

The property is accessed via a private entrance with an impressive entrance hall providing access to all accommodation. A spacious living/dining room features a wood burning stove, fireplace and large bay window overlooking the wonderful communal gardens. A separate, modern fitted kitchen offers ample floor and wall mounted units finished with a matching work surface and range of kitchen appliances.

The property's two bedrooms are double in size with the impressive master bedroom leading onto a patio area overlooking the communal gardens. The master bedroom is served by a luxury en suite shower room featuring a WC, wash hand basin and roll top bath with shower over. The accommodation is complete with a further luxury shower room.

Externally the property is situated within superbly maintained communal gardens with the property benefitting from a garage, with space for parking in front along with an additional allocated parking space.

Share of Freehold

Maintenance: £100 per month

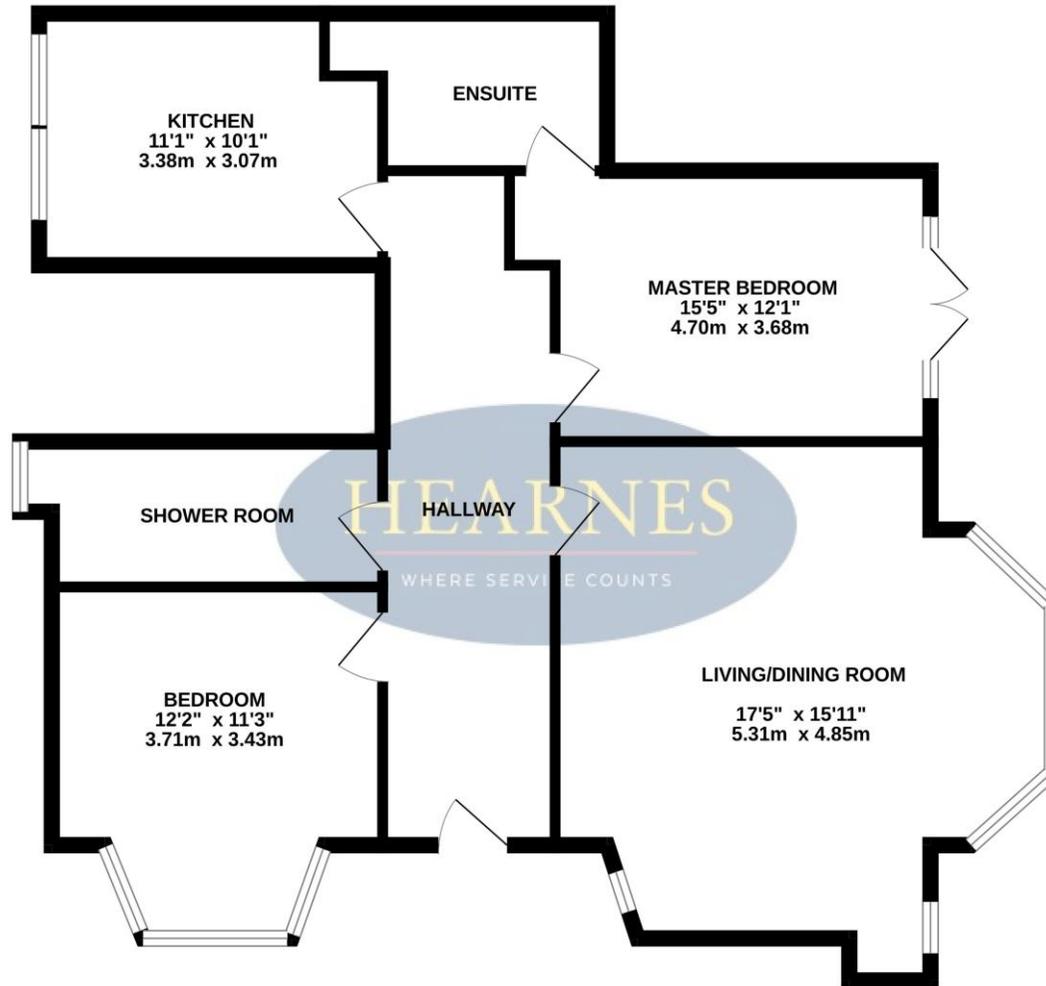
EPC RATING: D

COUNCIL TAX BAND: C

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



GROUND FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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 the illustrative purpose only and should be used as such for any.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

