



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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## Flat 1, 48 East Avenue, TALBOT WOODS, Dorset BH3 7DA

£300,000

### The Property

A fantastic opportunity to acquire this character, pet friendly (subject to freeholder discretion) garden apartment situated in the sought after area of Talbot Woods. This ground floor home boasts many fine features such as own private entrance, impressive living room with original fireplace and alcove window with feature window seat, two double bedrooms, kitchen and bathroom. A particular feature is the private and more than generous garden to the rear, and together with a garage plus a parking space to the front (of garage), this is a must see opportunity.

Talbot Woods is a highly favoured location with homes of similar calibre positioned along wide, tree lined roads. Bournemouth town centre with its wide and varied range is close by as is Coy Pond with its pretty duck pond and Bournemouth gardens where you can stroll directly in to the town centre and award winning beaches beyond. For a more relaxed vibe Westbourne village is a short distance away and there you can enjoy its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### AGENTS NOTE - PETS

Our client has advised that pets are at the discretion of the freeholder, our client has a pet (dog), as do other residents.

### ENTRANCE LOBBY

Obscure glazed door through to the entrance lobby, door through to inner hall with doors to the following rooms.

### LIVING ROOM

17' 5" x 15' 11" (5.31m x 4.85m) An impressive living room with many character features, original open fireplace with alcove shelving/cabinetry to either side, aluminium double glazed sliding patio door to the rear garden, feature side aspect window with window seat.

### KITCHEN

10' 5" x 10' 1" (3.17m x 3.07m) Fitted with a range of wall and base units with roll edge work surfaces over, built-in four point gas hob, electric oven, space and plumbing for washing machine, space for free standing fridge/freezer.

### BEDROOM ONE

12' 4" x 9' 5" (3.76m x 2.87m) Rear aspect UPVC double glazed window, radiator.

### BEDROOM TWO

12' 5" x 9' 5" (3.78m x 2.87m) Dual aspect, radiator

### BATHROOM

Suite comprising corner bath, low level w.c. and wash hand basin. Frosted UPVC double glazed window, heated towel rail.

### PRIVATE GARDEN

A particular feature of the home is the lovely size garden to the rear which is enclosed with patio and lawn.

### GARAGE

Wooden door with pitched and tiled roof, useful mezzanine level ideal for storage.

### PARKING

Off road parking space to the front of the garage.

### TENURE - LEASEHOLD

Length of Lease - 100 years remaining  
Maintenance - As and when  
Buildings Insurance - £240 per annum

### COUNCIL TAX - BAND C