

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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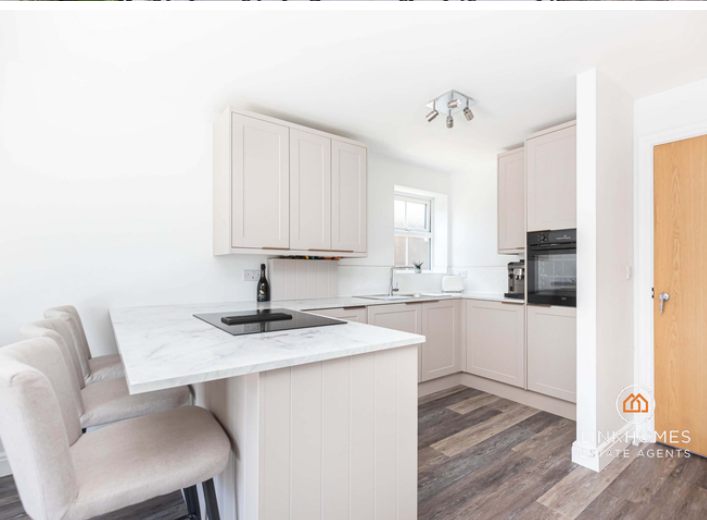
## Flat 1, 111 Talbot Road, Bournemouth, Dorset, BH9 2JE

### Guide Price £200,000

**\*\* PRIVATE ENTRANCE \*\* PERFECT FIRST TIME BUY \*\* ALLOCATED PARKING SPACE \*\*** Link Homes Estate Agents are delighted to present for sale this recently refurbished, purpose-built, two bedroom ground floor apartment situated in the much-desired BH9 postcode. Situated in a block of just seven apartments and benefitting from an array of fine features including a stylish open-plan kitchen/living room with integrated appliances, two good-sized bedrooms, a three-piece bathroom suite, a private entrance and an allocated parking space. This is a must-view to appreciate the accommodation and quiet location on offer!

Talbot Road is situated just a short walk away from the much-desired Winton High Street which offers an array of useful amenities including The Post Office, Otto Coffee House, Waitrose, Lidl, cafes and restaurants, an array of barbers and other independent businesses. The apartment is also located within the catchment area for Talbot Village Primary School which is just 1.1 miles away. Within walking distance is the popular Bournemouth University, local transport links include a bus stop just moments away and Bournemouth Train Station is just 2.1 miles away with a mainline that connects to London Waterloo. Bournemouth & Poole Town Centres are also only a short drive away along with the award winning blue-flag sandy beaches.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, entry-phone system, thermostat, wooden front door to the side aspect, power points and carpeted flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, ceiling lights, UPVC double glazed French doors to the front aspect, UPVC double glazed frosted glass window to the side aspect, UPVC double glazed window to the front aspect, radiator, storage cupboard with the consumer unit enclosed, wall and base fitted units with a breakfast bar and room for bar stools, four point induction hob and downdraft extractor fan, integrated oven, stainless steel sink with drainer, herringbone tiled splash back, integrated low level fridge, integrated low level freezer, cupboard with the combination boiler enclosed, integrated washing machine, power points, television point and Karndean flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, power points and carpeted flooring.



## Bathroom

Smooth set ceiling, ceiling light, extractor fan, panelled bath with overhead shower, stainless steel heated towel rail, pedestal sink, wall mounted mirror with feature lighting, part-tiled walls, toilet and tiled flooring.

## Outside

### Parking

One allocated parking space.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: 106 years remaining  
Ground Rent: £150 per annum  
Service Charge: £2,430 per annum. which includes buildings insurance, general maintenance of internal and external areas  
Managing Agents: Glide Management  
Rentals are permitted  
Holiday lets are not permitted  
Pets are permitted with permission  
EPC: C  
Council Tax Band: B

### Stamp Duty

First Time Buyer: £0  
Moving Home: £1,500  
Additional Property: £11,500