

HEARNES

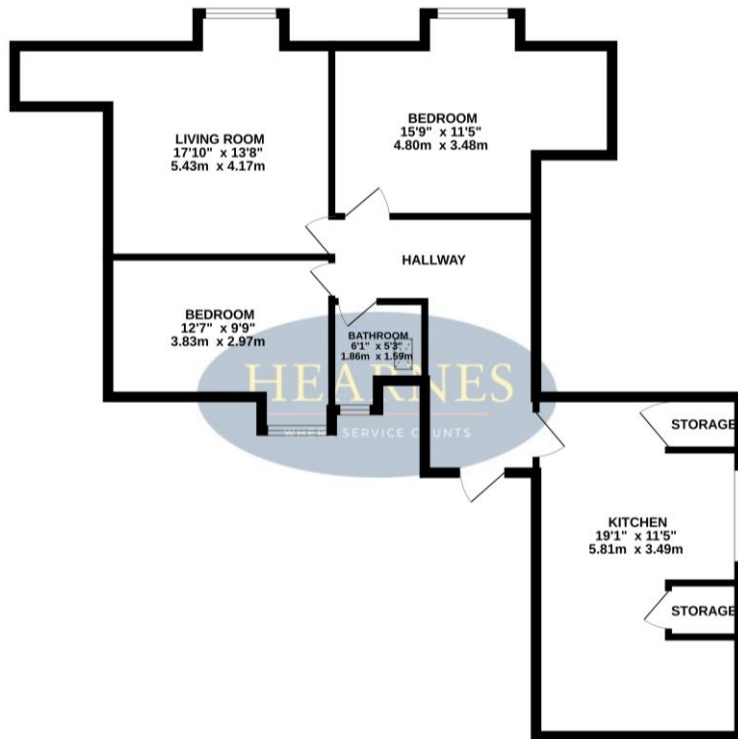
WHERE SERVICE COUNTS



A spacious two double bedroom/two bathroom character apartment located within the highly sought after Talbot Woods location. Featuring an impressive living room with decorative fireplace and allocated parking. Opportunity for updating and modernisation, no onward chain.

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789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq ft. (73.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, 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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For illustrative purposes only - not to scale.

A well-presented second-floor character apartment situated in the highly desirable Talbot Woods area, within easy reach of Bournemouth Town Centre and the popular West Hants Tennis and Leisure Club. The property benefits from a spacious living room, two double bedrooms, and allocated parking. It presents an excellent opportunity for further refurbishment and is offered with no onward chain.

The development is accessed via a secure entry phone system, with a communal hallway leading to the second floor and the apartment entrance. Upon entering, a spacious entrance hall provides access to the main accommodation. The kitchen, which includes two storage cupboards and a dining area, overlooks the side aspect and features a range of floor and wall-mounted units, along with space for various kitchen appliances. An attractive living room enjoys a box bay window overlooking the communal grounds and includes a decorative fireplace. Both bedrooms are generous doubles and are served by a bathroom comprising a WC, hand wash basin, and a bath with shower over.

The property is conveyed with one allocated parking space, accessed via a communal driveway.

Maintenance: £125 per month

Ground Rent: Peppercorn (£5 per annum)

Lease: To be sold with an extended lease as a condition of sale by the current owner.

EPC RATING: D

COUNCIL TAX BAND:A



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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.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

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