



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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



**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Flat 7, Glenfern Hall, 12 Glenferness Avenue, TALBOT WOODS BH4 9NG

£270,000

### The Property

Brown and Kay are delighted to market this exceptionally spacious and upgraded apartment located in the prestigious area of Talbot Woods. Located on the first floor with lift access, the home boasts an impressive lounge/dining room with dual aspect windows and access to the balcony, modern fitted kitchen, two double bedrooms, modern bathroom and separate w.c. Furthermore, there is a garage conveyed with the property, well established communal grounds and a long lease remaining - viewing is highly recommended.

Glenfern Hall occupies a super location in the sought after area of Talbot Woods close to Coy Pond and Bournemouth Gardens where you can stroll along through to the town centre with its varied shopping and leisure pursuits, and award winning beaches beyond. The bustling village of Westbourne which offers an eclectic mix of cafe bars, restaurants and boutique shops together with high street names such as Marks and Spencer food hall is also close to hand.

### COMMUNAL ENTRANCE HALL

Secure entry system, stairs and lift to the first floor apartment.

### ENTRANCE HALL

Doors leading to all accommodation, storage cupboard.

### LOUNGE/DINING ROOM

18' 2" x 11' 11" (5.54m x 3.63m) UPVC double glazed windows to the side and rear aspects, wooden double glazed door to Balcony, electric radiator.

### BALCONY

15' 5" x 4' 5" (4.70m x 1.35m) Rear facing with pleasant outlook over the grounds.

### KITCHEN/BREAKFAST ROOM

13' 5" x 7' 11" (4.09m x 2.41m) Well fitted and equipped with a modern range of units to include wall and base units with roll edge work surfaces over, integrated fridge/freezer, space and plumbing for washing machine, space for dishwasher and tumble dryer, built-in four point electric hob and electric oven below.

### BEDROOM ONE

13' 1" x 12' 1" (3.99m x 3.68m) UPVC double glazed window to the rear aspect, electric heater.

### BEDROOM TWO

12' 6" x 9' 0" (3.81m x 2.74m) UPVC double glazed window to the rear aspect, built-in wardrobe, electric heater.

### BATHROOM

Suite comprising panelled bath with shower and screen, low level w.c. vanity wash hand basin, heated chrome towel rail, UPVC frosted double glazed window.

### SEPARATE W.C.

Low level w.c. and wash hand basin.

### GARAGE

With power and light.

### TENURE - LEASEHOLD

Length of Lease - 139 years remaining  
Maintenance - £2,174.00 per annum

### COUNCIL TAX - BAND C