



HEARNES

WHERE SERVICE COUNTS

A stunning ground floor character apartment, located in the highly desirable Talbot Woods area, within easy reach of Bournemouth town centre and the popular West Hants Tennis and Leisure Club. Finished and maintained to an immaculate standard by the current owners, the property features a private garden, impressive living room, two double bedrooms and two modern bath/shower rooms.

This exclusive development is set within manicured communal gardens, accessed via electrically operated gates, and benefits from allocated parking. Offering both a communal hall entrance and a private rear entrance, the apartment opens into a welcoming hallway with useful storage and access to all principal rooms. The living room is a generous, light-filled space with period-style detailing and a double-glazed bay window. The kitchen/breakfast room is fitted with a range of wall and base units, granite work surfaces and integrated appliances, with French doors opening directly onto the private garden, creating a versatile space for entertaining.

The property comprises two well-proportioned bedrooms, with the principal bedroom enjoying an en suite shower room. The second bedroom features fitted wardrobes and double-glazed doors onto the garden. A modern family bathroom completes the internal accommodation.

Externally, the apartment benefits from two allocated parking spaces and a private, enclosed garden laid to patio and artificial lawn, with gated access to the communal grounds.

Share of Freehold - 101 years remaining on the lease (999 year lease extension is currently being processed)

Service Charge - £1005.00 per annum

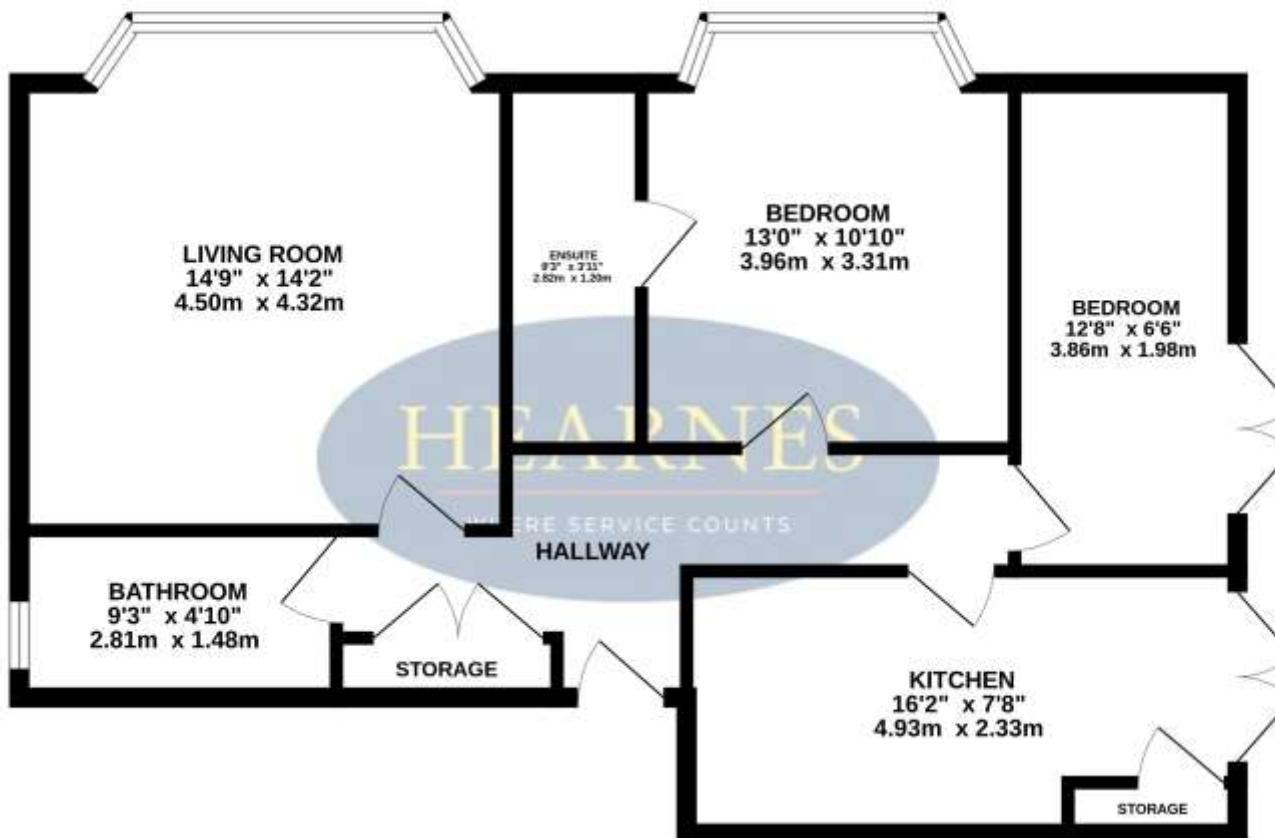
EPC RATING:C

COUNCIL TAX BAND:C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. 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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