



HEARNES

WHERE SERVICE COUNTS

A unique first floor character apartment situated on one of the most desirable roads in Talbot Woods. Being just one of four apartments within this impressive conversion, the property enjoys use of a large and beautifully kept communal grounds, backing directly onto Meyrick Park Golf Course. Situated within Bournemouth's premier location of Talbot Woods, this exclusive apartment is ideally located within easy reach of Bournemouth Town Centre and the award winning sandy beaches whilst offering spacious living accommodation, an impressive living room, with stunning dual aspect outlook towards Meyrick Park Golf Course, two double bedrooms, two bath/shower rooms and a spacious kitchen/dining area. The property further benefits from a garage, parking and a share of freehold whilst being offered for sale with no forward chain.



The apartment is accessed via a private entrance with a spacious entrance hall leading to the first floor and main accommodation. An impressive living room, measuring in excess of 23ft offers a picturesque dual aspect outlook. The property offers a spacious dinning area which opens into a kitchen offering a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of integrated kitchen appliances.



The property's two bedrooms are both generously sized double rooms with the master bedroom offering views over the gardens and towards the golf course. The master bedroom is also served by a modern en suite shower room whilst bedroom two also features a range of fitted wardrobes and benefits from a dual aspect outlook. Completing the accommodation is a modern fitted bathroom and separate WC. Externally the property is situated within extensive and superbly maintained communal grounds whilst backing directly onto Meyrick Park Golf Course. The property also benefits from ample resident parking and is conveyed with a single garage.



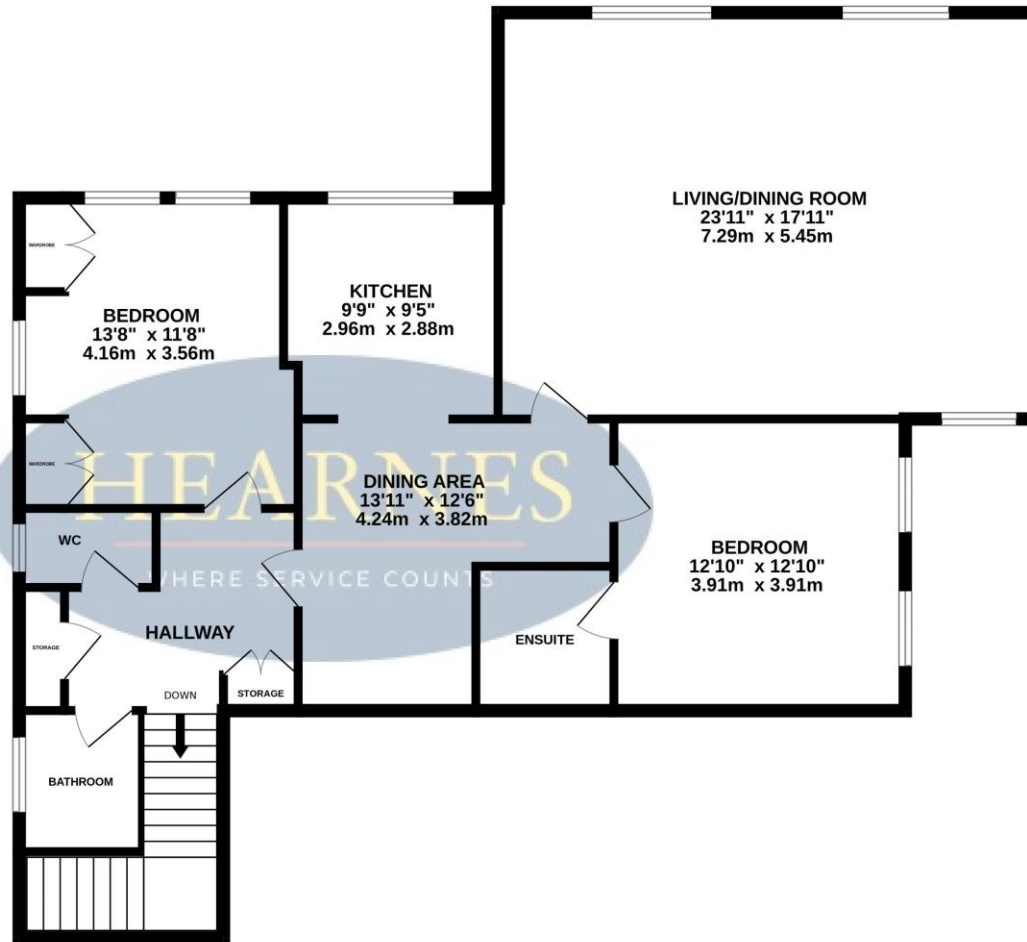
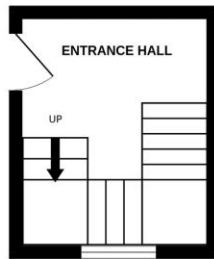
EPC RATING: D

COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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

FIRST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

