



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Approximately 83 Sq Meters/904 Sq Feet

Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





Flat 5, Pine House 35 Talbot Avenue, TALBOT WOODS BH3 7HS

£270,000

The Property
We are delighted to market this extremely spacious two bedroom apartment located in the sought after area of Talbot Woods. The property is located on the first floor, accessed via stairs, and affords generous and well presented accommodation throughout to include large living room, recently fitted modern kitchen with space for dining, two double bedrooms, one with en-suite shower room, and main bathroom. Additionally, there are well maintained grounds, allocated parking and a long lease.

Situated in a gated development, the property is located in the extremely sought after area of Talbot Woods, an area considered to be one of Bournemouth's most exclusive and sought after locations. The enviable location boasts a host of desirable amenities, including the renowned West Hants Club and is close to the town centre of Bournemouth leading to the infamous award winning Blue Flag beaches. The vibrant village of Westbourne is also closeby and offers a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

PETS & HOLIDAY LETS
Holiday Lets - Not permitted
Pets - Our client has advised the lease states pets will be considered/permitted only with landlords prior consent. Any prospective purchaser must satisfy themselves fully in this regard prior to commitment.

COMMUNAL ENTRANCE
Stairs leading to first floor.

ENTRANCE HALL
Secure entry phone system, doors to all primary rooms, storage cupboard, further storage cupboard with space for tumble dryer.

LOUNGE/DINER
18' 3" x 17' 5" (5.56m x 5.31m) Dual aspect double glazed sash style windows to rear and side aspect.

KITCHEN / BREAKFAST ROOM
21' 8" x 7' 9" (6.60m x 2.36m) Double glazed sash style window to side aspect. Range of base and wall units with complementary work surfaces over. A range of integrated appliances to include fridge and freezer, dishwasher, washing machine, oven and electric hob with extractor over. Space for dining table.

BEDROOM ONE
13' 11" x 11' 10" (4.24m x 3.61m) Feature double glazed sash style windows to the rear aspect, door to en-suite.

EN-SUITE
Oversized shower, w.c, wash hand basin, heated towel rail

BEDROOM TWO
11' 6" x 10' 6" (3.51m x 3.20m) Double glazed sash style window to rear aspect.

BATHROOM
Bath with shower over, wash hand basin, w.c, heated towel rail.

OUTSIDE
Well kept communal gardens and allocated parking to the front.

MATERIAL INFORMATION
TENURE - LEASEHOLD
LENGTH OF LEASE - 976 YEARS REMAINING
SERVICE CHARGE - £250 PER MONTH
GROUND RENT - £225 PER ANNUM
MANAGING AGENT - LHM & HOMEGROUND
PARKING - ALLOCATED PARKING SPACE
UTLITIES - MAINS ELECTRICITY, MAINS GAS, MAINS WATER
DRAINAGE - MAINS DRAINAGE
BROADBAND - REFER TO OFCOM WEBSITE
MOBILE SIGNAL - REFER TO OFCOM WEBSITE
COUNCIL TAX - BAND D
EPC RATING - B