



Flat 1 15 Dunbar Road, Talbot Woods, Bournemouth, Dorset BH3 7AZ

£525,000 Share of Freehold

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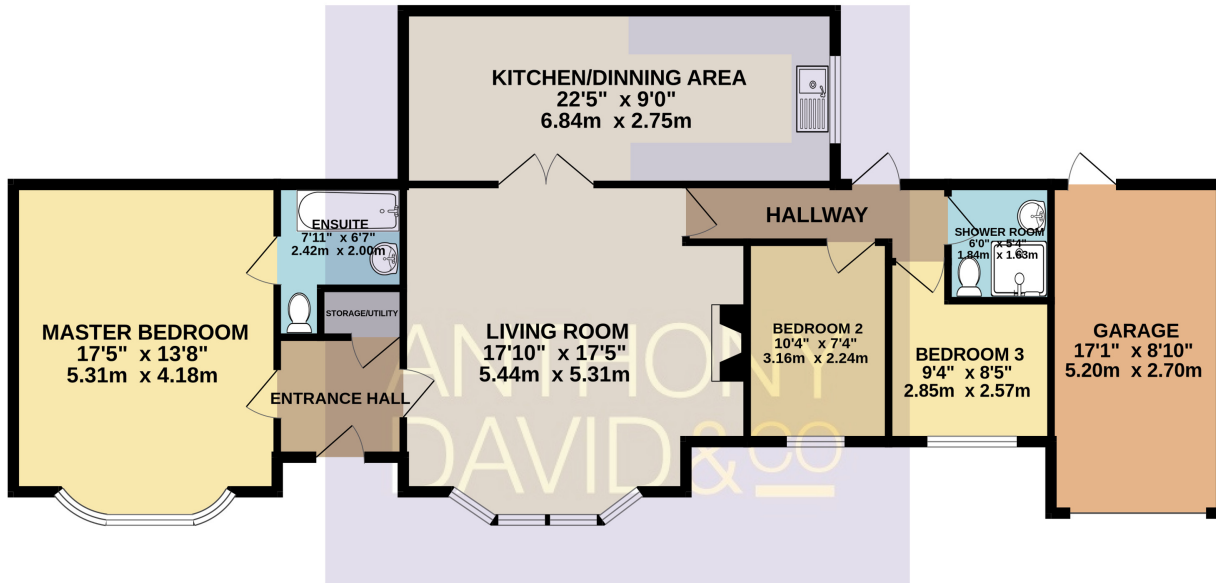
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**\*\* SHARE OF THE FREEHOLD \*\*** A sublime three bedroom ground floor converted apartment ideally situated in the leafy conservation area between Meyrick Park and Talbot Woods a short walk away from the golf course, bowling green and cricket ground. Bournemouth Town centre with its array of shopping facilities, central bus routes and sand bathing beaches is also a scenic stroll away. This stunning property has been stylishly decorated by the current owners whilst retaining many character features. Having over 1100 sq ft of living space viewing is imperative to not only appreciate its fantastic location but also the luxurious accommodation on offer, which comprises: sitting room, bespoke kitchen/diner, contemporary en-suite bathroom and further shower room. Externally the property has a beautifully manicured communal garden and the use of a sun deck which is access from the internal hallway. To the front there is allocated parking and access to the garage. Further features include: own entrance, original fireplace, high ceilings, gas central heating and UPVC double glazing.

**ANTHONY  
DAVID & CO**



**GROUND FLOOR**  
1168 sq.ft. (108.5 sq.m.) approx.



Entrance Hall

Living Room 5.53m x 5.53m (18' 2" x 18' 2") Into Bay

Kitchen / Dining Area 6.84m x 2.73m (22' 5" x 8' 11")

Bedroom One 5.25m x 4.18m (17' 3" x 13' 9")

En-Suite Bathroom 2m x 1.64m (6' 7" x 5' 5")

Bedroom Two 3.22m x 2.12m (10' 7" x 6' 11")

Bedroom Three 2.81m x 2.57m (9' 3" x 8' 5") Max

Shower Room 1.84m x 1.63m (6' 0" x 5' 4")

Garage 5.2m x 2.7m (17' 1" x 8' 10")

Garden Communal

Parking Allocated

Council Tax Band D

Maintenance £1560 Per Annum

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.