



**Talbot Avenue, Talbot Woods
Bournemouth, Dorset**

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A stunning first and second floor character apartment located in the highly desirable Talbot Woods location within easy reach of Bournemouth Town Centre and the popular West Hants Tennis and Leisure Club. Having been finished and maintained to an immaculate standard by the current owners the property features an impressive open plan kitchen/dining/living room, feature vaulted ceilings, two double bedrooms and two modern bath/shower rooms. This exclusive development is situated within manicured communal gardens and accessed via electrically operated gates whilst there is the benefit of an allocated parking space.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway leading to the first floor and entrance to the apartment. On entering the property a spacious entrance hall with ample fitted storage units leads to the second floor and the main principal accommodation. An impressive open plan kitchen/dining/living room offers feature vaulted ceilings and a pleasant outlook to all aspects. The kitchen offers a comprehensive range of floor and wall mounted units finished with a solid wood work surface and space for a range of kitchen appliances.

The property's two bedrooms are both double in size and feature a range of fitted wardrobes whilst the master bedroom is served by a luxury en suite shower room room. A further modern fitted family bathroom completes the accommodation.

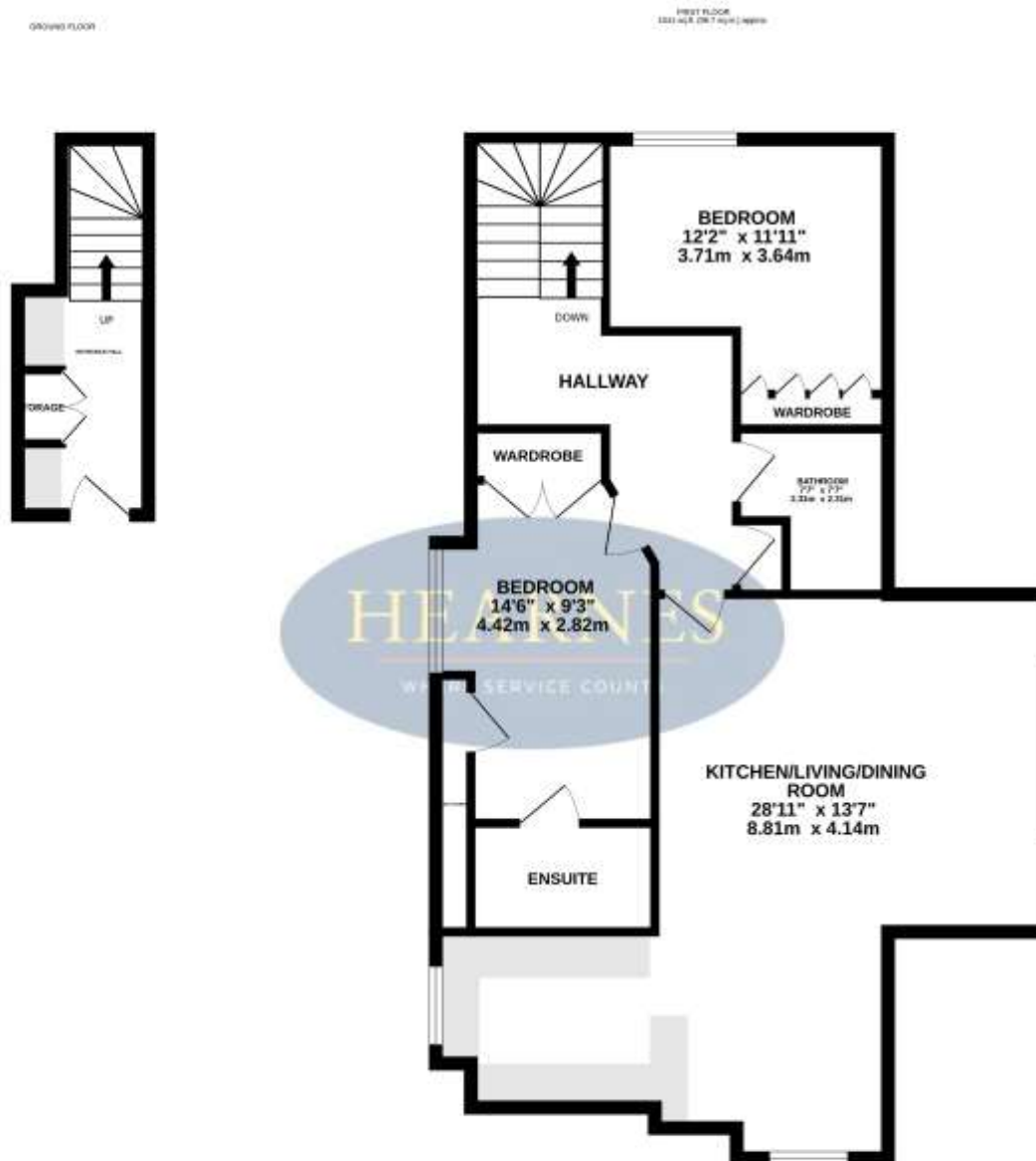
Externally the property is situated within manicured communal gardens with the benefit of a residents decking and outdoor dining area. The property is conveyed with one allocated parking space access via a secure electrically operated double gates whilst there is the benefit of additional visitor parking.

EPC RATING: C

COUNCIL TAX BAND:D

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.





TOTAL FLOOR AREA : 1410sq ft (131.0 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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