



HEARNES

WHERE SERVICE COUNTS

A truly stunning modern first floor apartment located within the highly sought after Talbot Woods location being within easy reach of the popular Westbourne Village, Meyrick Park Golf Club and West Hants Tennis and Leisure Club. The property has been superbly maintained and updated by the current owners featuring three bedrooms, two modern bath/shower rooms, a high specification kitchen along with a balcony over looking the communal gardens towards Pugs Hole Nature reserve. Further benefits include a lift, share of freehold and secure underground parking.

The property is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering an impressive entrance hall with ample storage cupboards leads into a spacious living/dining room which overlooks and leads onto the property's private balcony. A separate high specification kitchen, also providing access to the balcony area, provides a comprehensive range of floor and wall mounted units finished with a matching work surface and range of integrated kitchen appliances. The properties three bedrooms are all generously sized, with the impressive master featuring a dressing area and ensuite shower room. Bedrooms two and three have the use of a modern family bathroom.

The property is situated within superbly maintained communal grounds whilst also benefitting from secure underground parking and additional visitors spaces and a bike store. Pets permitted on license.

Share of Freehold - 138 years remaining on the lease

Service Charge - For financial year commencing 29th September 2024 £3671.33 and this includes a contribution to the Reserve Fund of £750.00.

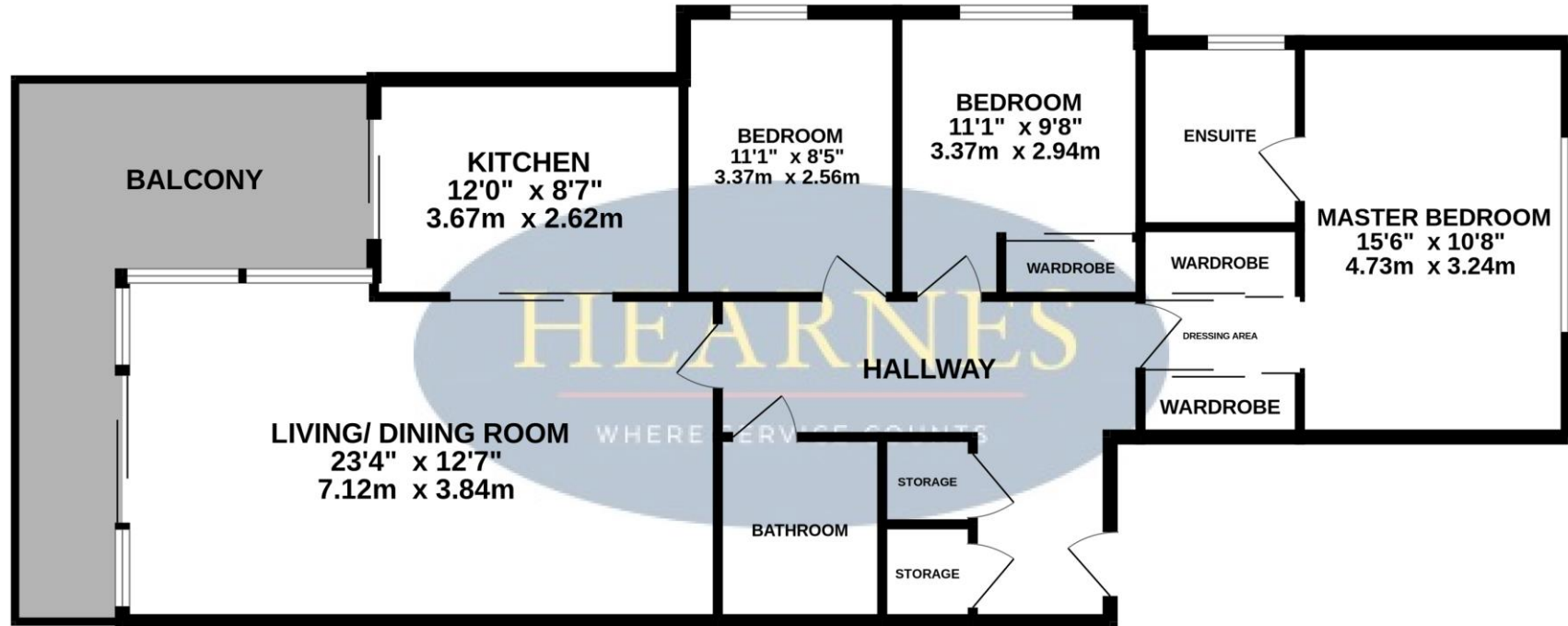
EPC:B

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.



FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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