



HEARNES
WHERE SERVICE COUNTS

A stunning two double bedroom, two bath/shower room luxury ground floor apartment situated within the premier Talbot Woods location within easy reach of Bournemouth Town Centre, the award winning sandy beaches and West Hants Tennis and Leisure Club. The property has been superbly maintained and presented by the current owner, offering in excess of 1000 sq ft of accommodation, whilst also benefitting from a private entrance, allocated parking and private terrace.

The property opens into an impressive open plan living/dining room offering a pleasant dual aspect outlook and leading onto a private terrace area. An open plan archway leads to a high specification kitchen offering a range of floor and wall mounted units finished with a matching white marble work surfaces and a full range of luxury integrated appliances.

Both bedrooms are double in size with the master bedroom being served by a luxury en suite shower room. A further high specification bathroom completes the accommodation.

Externally the apartment is conveyed with one allocated parking space whilst there is additional visitor parking. The property also features a private terrace area whilst the communal gardens are superbly maintained and benefit from bin and bike storage areas.

Leasehold- 125 years from 2018

Maintenance- Approx. £1,503 per annum

Ground rent- £250 per annum

EPC RATING: C 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
1030 sq.ft. (95.7 sq.m.) approx.



