



**HEARNES**  
WHERE SERVICE COUNTS

A delightful character apartment situated in the sought-after location of Talbot Woods, within walking distance of various shops and services in Winton, and approximately 1.5 miles from Bournemouth Town Centre. The property offers spacious and immaculately presented accommodation throughout.

Stairs lead to an enclosed entrance porch, providing access to a large hallway featuring an exposed brick wall, stripped wood flooring, and impressive oak panelling. The generous living room, with a feature fireplace and exposed brick wall, enjoys a pleasant view of the private and communal gardens through an attractive bay window. A modern fitted kitchen offers a range of base and eye-level units, timber work surfaces, and integrated appliances, with space for additional ones. From the kitchen, a spacious balcony overlooks the rear gardens.

The principal bedroom is an exceptionally large double, benefiting from an ensuite shower room and a large bay window with views of the gardens. Bedroom two, a double room, overlooks the side of the property with its own bay window. Bedroom three, currently used as a study, overlooks the rear aspect and features beautiful original double doors. These bedrooms are served by a modern bathroom with a WC, wash hand basin, and oversized bath.

A standout feature of this stunning property is its private garden, which is generously sized and boasts a large paved seating area, perfect for alfresco dining. The rest of the garden is laid to lawn, with mature shrubs and tree borders. Additionally, there are two off-road parking spaces.

Share of Freehold

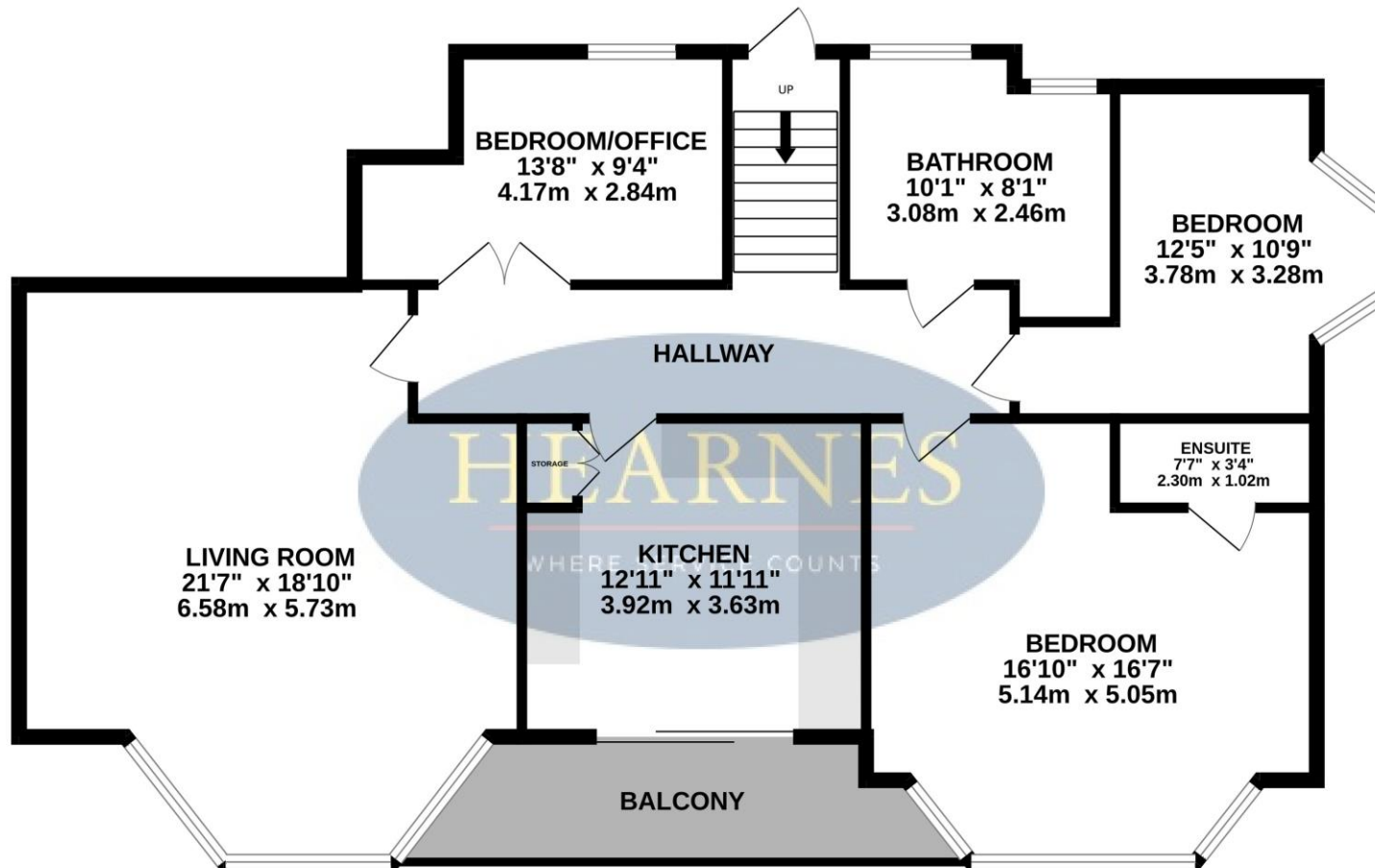
Maintenance: £1,800 per annum - No ground rent

**COUNCIL TAX BAND: C EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



FIRST FLOOR  
1224 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 1189sq.ft. (110.5 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.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

