



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

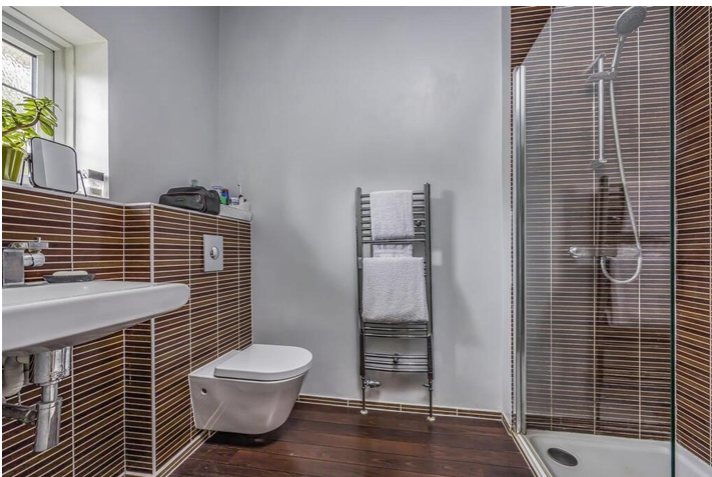


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





Flat 4, Talbot Grange, 6 East Avenue, TALBOT WOODS BH3 7BY Guide Price £360,000

The Property
GUIDE PRICE £360,000 - £375,000 Brown and Kay are delighted to market this beautifully presented apartment situated in the highly sought after area of Talbot Woods. The home enjoys a first floor position within this character property and the tasteful and generously proportioned interior boasts an impressive living/dining room featuring a large bay window, a well appointed kitchen, two good size bedrooms, a stunning en-suite and equally stylish bathroom. Further enhancing the appeal of this home is a useful garage plus the added and rare benefit of two parking spaces making this an excellent property choice.

Talbot Grange occupies a super position in the desirable location of Talbot Woods ideally placed to take advantage of all the area has to offer. Nearby you will find the West Hants Club, a premier rackets and fitness club and the bustling town centre of Bournemouth is also close to hand, and there you can enjoy a comprehensive range of shopping and leisure pursuits with golden sandy beaches beyond. Explore in the opposite direction and you will find Westbourne which has a more laid back vibe with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth.

COMMUNAL ENTRANCE HALL
Secure entry buzzer system, stairs to the first floor.

ENTRANCE HALL
Doors to the following rooms.

LIVING/DINING ROOM
18' 3" x 17' 5" (5.56m x 5.31m) An impressive living/dining room featuring a large bay window to the front aspect with additional window to the side, attractive fireplace, radiator.

KITCHEN
11' 10" x 7' 3" (3.61m x 2.21m) Beautifully appointed kitchen equipped with a range of wall and base units with work surfaces over, built-in four point gas hob with extractor over, built-in microwave, integrated fridge/freezer, washing machine and dishwasher.

BEDROOM ONE
15' 5" x 14' 10" (4.70m x 4.52m) Side aspect window, radiator, door through to the en-suite.

EN-SUITE SHOWER ROOM
Suite comprising shower cubicle, wash hand basin and w.c.

BEDROOM TWO
12' 11" x 10' 4" (3.94m x 3.15m) Side aspect window, radiator.

BATHROOM
Modern suite comprising bath, wash hand basin and w.c.

GARAGE
15' 10" x 9' 5" (4.83m x 2.87m)

TWO PARKING SPACES
This apartment benefits from having two parking spaces together with the Garage.

MATERIAL INFORMATION
Tenure - Share of Freehold
Length of Lease - To be confirmed
Maintenance - £150 per month to include building insurance
Management Agent - Self Managed
Holiday Lets & Pets - Holiday lets are not permitted, pets are considered with prior permission - we have not seen sight of the lease to verify this.
Garage - Single Garage
Parking - Two parking spaces
Utilities - Mains Gas, Electric & Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - C