



HEARNES
WHERE SERVICE COUNTS

A spacious three bedroom ground apartment situated in the sought after Talbot Woods within easy reach of Bournemouth Town Centre, the award winning sandy beaches and popular West Hants Leisure Club. The property benefits from generous accommodation, private entrance, garage and a secluded rear garden. An internal viewing is highly recommended to appreciate this unique property and all it has to offer.

This ground floor apartment benefits from an private with which leads to the properties principal accommodation. The living room with feature fireplace leads to a bright and airy conservatory which provides access to the rear garden. A modern kitchen overlooking the front aspect features a comprehensive range of floor and eye level units finished with a contrasting work surface and space for white goods. From the kitchen a utility room gives access to the side of the property and onto the rear garden.

The properties three bedrooms are all well sized double rooms with bedroom one benefitting from a range of built in wardrobes and ensuite shower room. The remaining two bedrooms both overlook the rear aspect and are served by a modern bathroom with WC and hand wash basin.

A particular feature of the property is the sunny aspect private rear garden being mainly laid to lawn with an extensive decked area adjoining the rear of the property and useful garden shed. The property is conveyed with a garage and parking.

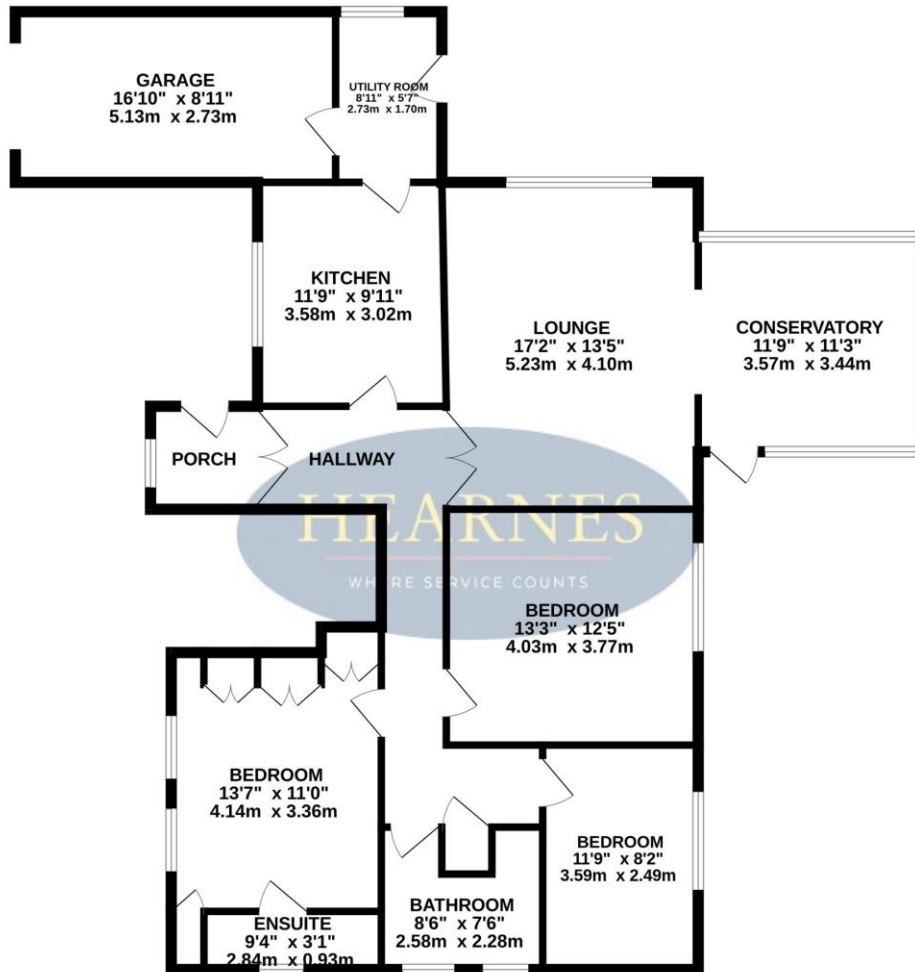
Maintenance payable on an as and when basis, split 50/50 with the first floor apartment.

COUNCIL TAX BAND: E **EPC RATING: 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.



GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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.
Made with Metropix 6/2023

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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