



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Flat 15, 12 Glenfern Hall, Glenferness Avenue, Bournemouth BH4 9NG

£250,000

The Property
Brown and Kay are delighted to market this exceptionally spacious and upgraded apartment located in the prestigious area of Talbot Woods. Located on the third (top) floor with lift access, the home boasts an impressive lounge/dining room with dual aspect windows, modern fitted kitchen with a range of integrated appliances, two double bedrooms, modern bathroom and further w.c. Furthermore, there is a garage conveyed with the property, well established communal grounds and a long lease remaining - viewing is highly recommended.

Glenfern Hall occupies a super location in the sought after area of Talbot Woods close to Coy Pond and Bournemouth Gardens where you can stroll along through to the town centre with its varied shopping and leisure pursuits, and award winning beaches beyond. The bustling village of Westbourne which offers an eclectic mix of cafe bars, restaurants and boutique shops together with high street names such as Marks and Spencer food hall is also close to hand.

- COMMUNAL ENTRANCE**
Stairs or lift to third (top) floor.
- ENTRANCE HALL**
Doors leading to all accommodation, storage cupboard.
- KITCHEN**
13' 9" x 7' 9" (4.19m x 2.36m) Well fitted and equipped with a modern range of units to include wall and base units with complementary work surfaces over, integrated fridge/freezer, integrated washing/dryer, integrated dishwasher, built-in electric hob with extractor over. Integrated eye level microwave and oven. Double glazed window to rear aspect.
- LIVING ROOM**
17' 10" x 12' 1" (5.44m x 3.68m) UPVC double glazed windows to the side and rear aspects, electric radiator.
- BATHROOM**
Suite comprising panelled bath with shower and screen, low level w.c. vanity wash hand basin and UPVC frosted double glazed window.
- BEDROOM ONE**
13' 1" x 13' 0" (3.99m x 3.96m) UPVC double glazed window to the rear aspect, electric heater.
- BEDROOM TWO**
13' 2" x 9' 2" (4.01m x 2.79m) UPVC double glazed window to the rear aspect, built-in wardrobe, electric heater.

- WC**
Low level w.c. and wash hand basin.
- UNDERCROFT GARAGE**
With power and light.
- MATERIAL INFORMATION**
Tenure - Leasehold
Length of Lease - 189 years from 25 March 1969
Maintenance - £1246.75 per 6 months
Ground Rent - peppercorn
Management Agent - House & Sons
Parking - Underground garage.
Pets - To be confirmed
Holiday Lets - Not Permitted
Utilities - Mains Electricity and Mains Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - F