



**HEARNES**  
WHERE SERVICE COUNTS



A rare opportunity to purchase an apartment with accommodation in excess of 1,200 sq. ft situated on one of the most desirable roads in Talbot Woods. Being just one of seven apartments within this impressive character conversion, the property enjoys spacious communal grounds whilst being only a short walk from Meyrick Park Golf Course and West Hants Tennis and Leisure Club.

The property is accessed via a side entrance with a large communal hallway providing access to the second floor. Upon entering the property, a bright and airy entrance hall/dining/study area provides access to all accommodation. The separate kitchen has a range of floor mounted units and space for further appliances with a large Velux window. A spacious living room benefits from feature bay window, useful storage cupboard and a window seat offering views over the rear communal gardens and pond.

All three bedrooms are double rooms with a grand principle bedroom featuring an en-suite shower room. Bedroom two with fitted storage also gives access to a hidden balcony, perfect for a herb garden and potted plants. Bedrooms two and three are served by a bathroom with WC, hand wash basin and bath.

Externally the apartment benefits from mature communal grounds with multiple seating areas and pond, whilst offering a high degree of privacy. To the front of the property is a driveway, garage and well-maintained garden.

Maintenance charge approximately - £193.33 per month - This does include water and sewerage.

Share of freehold.

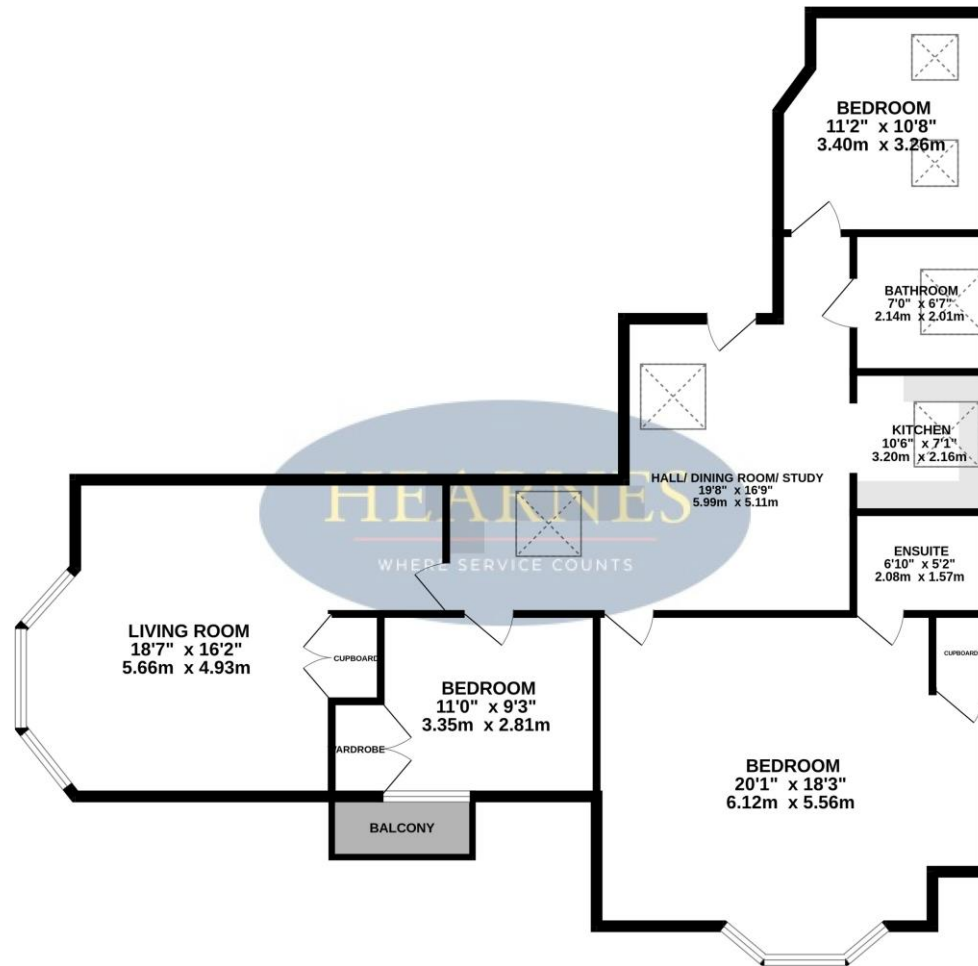
**COUNCIL TAX BAND: D**

**EPC RATING: E**

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



SECOND FLOOR  
1206 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 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.  
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



