



Total Area: 71.3 m² ... 767 ft²
All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



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Flat 9, 55 Talbot Court, Talbot Avenue, Bournemouth, Dorset, BH3 7HT Offers Over £200,000

**** NEW LEASE ** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are pleased to present for sale this two bedroom, two bathroom second floor apartment located in the BH3 postcode. Situated in a purpose-built block of just eleven apartments, and benefitting from an array of standout features including two good-sized bedrooms with bedroom one offering a three-piece en-suite, a separate kitchen with space for appliances, a living room with a Juliet balcony to the rear aspect, a three-piece bathroom suite and an allocated parking space. This property is a must view to fully appreciate its location and accommodation on offer!

Talbot Court is situated just a short walk away from the much-desired and residential Talbot Village location, which offers an array of local useful amenities including The Village Surgery, Day Lewis Pharmacy, Premier Convenience Store and L'Arte Coffee House. The apartment is also located within the catchment area for Talbot Village Primary School. Winton High Street is also a short walk away offering Waitrose, Otto Coffee House, The Post Office and many other local independent cafes. Within walking distance is the popular Bournemouth university, Local transport links include a Bus stop just 0.1 miles away and Bournemouth Train Station is just 2.3 miles away with a mainline that connects to London Waterloo. Bournemouth & Poole town centres are also only a short drive away along with the award winning sandy beaches.



Second Floor

Entrance Hallway

Smooth set ceiling, spotlights, loft hatch, smoke alarm, radiator, power points, entry phone system, cupboard with the consumer unit, airing cupboard and laminate flooring.

Kitchen

Smooth set ceiling, spotlights, UPVC double glazed window to the side aspect, carbon monoxide alarm, wall and base fitted units, tiled splash back, power points with USB charging, stainless steel one and a half bowl sink with drainer, four point gas hob with integrated oven and stainless steel extractor fan, cupboard with the boiler enclosed, space for a washing machine, space for a dishwasher, integrated longline fridge/freezer, radiator and laminate flooring.

Living Room

Smooth set ceiling, spotlights, UPVC double glazed doors to the rear aspect opening onto the Juliet balcony, UPVC double glazed Skylight to the side aspect, radiator, power points, television point and laminate flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, en-suite shower room and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, spotlights, extractor fan, enclosed shower, tiled walls, pedestal sink, toilet, heated towel rail, wall mounted cabinet with mirrored front and tiled flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, spotlights, extractor fan, tiled walls, panelled bath with glass screen and extra shower head, toilet, pedestal sink, vanity unit with mirrored front, long line wall mounted storage cupboard with mirrored front, heated towel rail and tiled flooring.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 99 years from 25 March 2003 (77 years) - New lease to be applied on completion.
Ground Rent: £350 per annum - Subject to change with new Lease.
Service Charge: Approximately £1,958.36 per annum. Which includes: Buildings insurance, cleaning, electricity, fire risk assessment, fire system maintenance, gardening, general repairs, management fees, window cleaning, reserve fund and out of hours.
Managing Agents: Scanlans Property LTD.
Rentals are permitted.
Holiday lets are permitted.
Pets are permitted.
EPC: B
Council Tax Band: D - Approximately £2,254.94 per annum.
Parking: One space allocated to the rear of property, there is 1 disabled visitor space at the front of the property.

Stamp Duty

First Time Buyer: £0
Moving Home: £1,500
Additional Property: £11,500