



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Floor Plan



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



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 2, Woodhaven, 3 Talbot Avenue, TALBOT WOODS BH3 7HP

£450,000

The Property
We are delighted to market this extremely spacious two-bedroom ground floor garden apartment located in the sought after area of Talbot Woods. The home has been newly refurbished and affords generous and beautifully presented accommodation which can be accessed through the main entrance or via its own private garden. There are two bedrooms, one with an en-suite shower room and family bathroom. Modern kitchen/ breakfast room and separate sitting room. Additionally, there are two tandem allocated parking spaces, a share of the freehold and electric car charging point!

Situated in a gated development, the property is located in the extremely sought after area of Talbot Woods, an area considered to be one of Bournemouth's most exclusive and sought after locations. The enviable location boasts a host of desirable amenities, including the renowned West Hants Club and is close to the town centre of Bournemouth leading to the infamous award-winning Blue Flag beaches. The vibrant village of Westbourne is also close by and offers a whole host of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS AND HOLIDAY LETS
The vendor has advised that pets are permitted under licence.
Holiday lets are not permitted.

ENTRANCE HALL
Doors to all primary rooms.

LOUNGE/DINER
15' 1" x 18' 9" (4.60m x 5.71m) Sash style bay windows with high ceilings and wood burn effect wall mounted fireplace.

KITCHEN
15' 7" x 13' 1" (4.75m x 3.99m) Stunning kitchen/breakfast room which flows beautifully onto a patio seating area. The kitchen comes with a range of fitted appliances with multiple eye level and base units and space for table and chairs. French doors out to the garden.

OFFICE CABIN/GARDEN ROOM
15' 9" x 9' 1" (4.80m x 2.77m) Fully insulated with power and light, ideal outdoor workspace or sun room.

BEDROOM ONE
14' 4" x 10' 7" (4.37m x 3.23m) Spacious room with high ceilings, fitted wardrobes and door to en-suite.

EN-SUITE SHOWER ROOM
Modern three piece suite including wash hand basin, shower cubicle, and WC.

BEDROOM TWO
11' 4" x 8' 9" (3.45m x 2.67m) With doors leading onto courtyard garden, ideal guest room.

MAIN BATHROOM
Modern contemporary three piece suite including wash hand basin, bath tub and WC.

PRIVATE GARDEN
Laid to lawn and patio with a range of mature trees and floral borders, and an outside office.

MATERIAL INFORMATION
Tenure – Share of freehold
Length of Lease – 110 years remaining
Maintenance – £1600 per annum including buildings insurance
Ground Rent – nil
Management Agent –
Parking – two allocated tandem parking spaces
Utilities – Mains Electricity, Gas and Water
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – Band D
EPC Rating – D