

# **Apartment 4 Talbot Grange, 6 East Avenue Bournemouth, BH3 7BY**





# Property overview

**Guide Price £350,000**

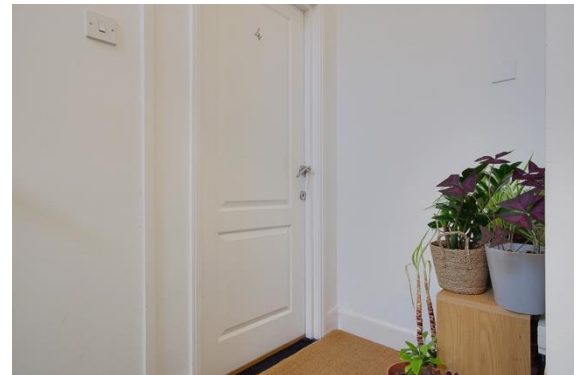
**A characterful two double-bedroom first-floor apartment in the self-managed block of Talbot Grange, East Avenue, Talbot Woods, Bournemouth.**

**Convenient for West Hants Club (0.4 miles), Coy Pond Gardens (1.5 miles), Bournemouth Train & Bus Station (1.1 miles), Bournemouth Square (1.4 miles), the popular bars, restaurants and amenities of Winton High Street (0.4 miles), Bournemouth Beach & Pier (1.7 miles) and direct access to further afield via Wimborne Road & the A338.**

**The accommodation offers an entrance porch, entrance hallway (with storage cupboard), lounge, kitchen, two double bedrooms (one of which has an en-suite) and main bathroom.**

**The property also benefits from the use of two parking spaces, an allocated garage, a share of freehold and a long**

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# Accommodation

## **Front/Side External:**

**Vehicular access from East Avenue, communal front lawn, communal driveway (with additional parking spaces) leading to the rear of the building, resident car park (with garages), communal front door to communal hallway, stairs to first floor, front door to:**

**Entrance Porch: 3' 9" x 3' 7" (1.14m x 1.09m)**

**Spotlights, space for coats and shoes, wood flooring, door to:**

## **Entrance Hall:**

**Spotlights, smoke alarm, column radiator, low-level cupboard housing electric consumer unit, wood flooring, doors to accommodation and door to:**

**Storage Cupboard: 3' 10" x 2' 4" (1.17m x 0.71m)**

**Shelving, providing storage and housing cold water feed and a hot water cylinder.**

**Lounge: 18' 3" max into bay x 18' 1" max (5.56m x 5.51m)**

**Bay window to front aspect, window to side aspect, port window into hallway, fireplace, column radiator, wood flooring.**  
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**Bedroom One: 15' 4" max x 14' 1" max (4.67m x 4.29m)**

**Part sloped ceilings, windows to side aspect, column radiator, door to:**

**En-Suite: 8' 6" max x 5' 0" max (2.59m x 1.52m)**

**Spotlights, obscured window to side aspect, part tiled walls, walk in shower enclosure with mixer shower controls and handheld attachment over, wash hand basin, ladder style towel radiator, WC with enclosed cistern.**

**Bathroom: 7' 7" max x 6' 1" max (2.31m x 1.85m)**

**Spotlights, two obscured windows to side aspect, ladder style towel radiator, part-tiled walls, tiled bath with mixer shower controls and handheld attachment over, wash hand basin with storage below, WC.**

**Bedroom Two: 13' 5" max x 10' 3" max (4.09m x 3.12m)**

**Spotlights, window to side aspect, column radiator.**

**Garage: 16' 3" x 7' 3" (4.95m x 2.21m) (Measured from outside as unable to access on instruction). Providing storage, with new...**

## **Lease:**

**963 years remaining (999 years from 22 September 1989)**

## **Service Charge:**

**£150 per month (£1,800 per annum – including building insurance)**

## **Ground Rent:**

**£0 – Peppercorn.**

# Photography



















# Floor Plan



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# EPC

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## Energy performance certificate (EPC)

|                                                                    |                           |                                              |
|--------------------------------------------------------------------|---------------------------|----------------------------------------------|
| Flat 4<br>Talbot Grange<br>6 East Avenue<br>BOURNEMOUTH<br>BH3 7BY | Energy rating<br><b>C</b> | Valid until: 1 November 2031                 |
|                                                                    |                           | Certificate number: 9039-2929-9109-0582-0202 |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 82 square metres |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working



# Contact

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