



£375,000

4 Talbot Grange 6 East Avenue, Bournemouth, BH3 7BY



SAXE COBURG™

Property Experts







Property Description

Saxe Coburg are delighted to present this exquisite converted apartment, offered to the market by the vendor's sole agents. Nestled in a highly sought-after location, this property strikes the perfect balance between serene, private living and the convenience of being just moments from a wealth of local shops, amenities, recreational facilities, and excellent public transport links.

Having been meticulously improved by the current owners to an exceptional standard, this stunning apartment boasts a beautifully flowing layout that maximises space and light. Situated on the first floor, the accommodation includes two generous double bedrooms, with the master benefiting from the added luxury of an en-suite shower room. The modern, well-appointed kitchen is a real highlight, offering an ideal space for cooking and entertaining, while the main bathroom is equally stylish and contemporary in design.

One of the standout features of this property is the unique offering of two allocated parking spaces, in addition to a garage which is rare find for an apartment. Further enhancing the appeal, the property comes with a share of the freehold, providing greater control and peace of mind. The beautifully maintained communal gardens offer a tranquil retreat, perfect for relaxation, and the apartment also benefits from gas central heating throughout.

To fully appreciate the exceptional quality and prime location of this home, an internal viewing is highly recommended. This truly is a must-see property, and early viewing is essential to avoid disappointment.

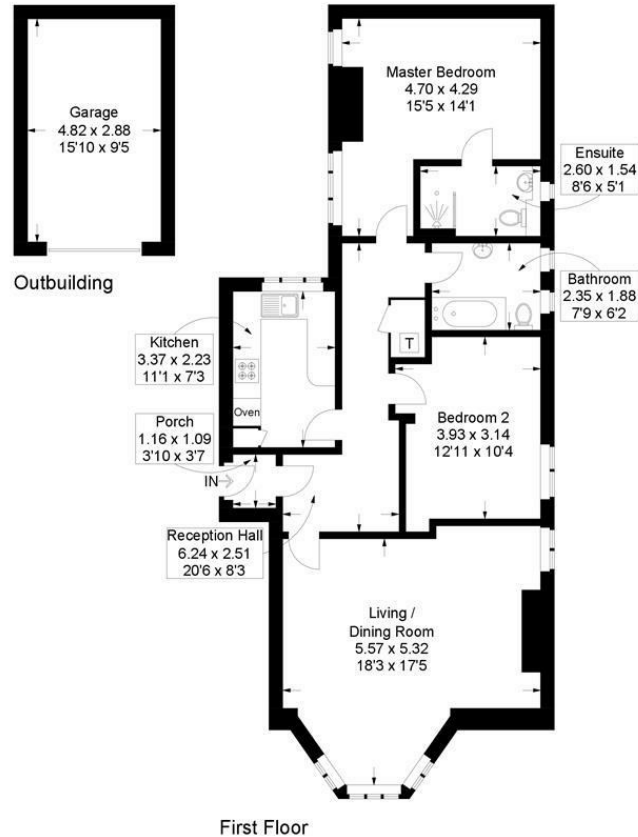


FEATURES & SPECIFICATIONS

- SHARE OF THE FREEHOLD
- TWO PARKING SPACES PLUS GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- HIGHLY SOUGHT AFTER LOCATION
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- MODERN FITTED KITCHEN AND BATHROOMS
- INTERNAL VIEWING HIGHLY ADVISED

Talbot Grange, East Avenue, Bournemouth

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft
 Outbuilding = 14.2 sq m / 153 sq ft
 Total = 99.6 sq m / 1072 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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