



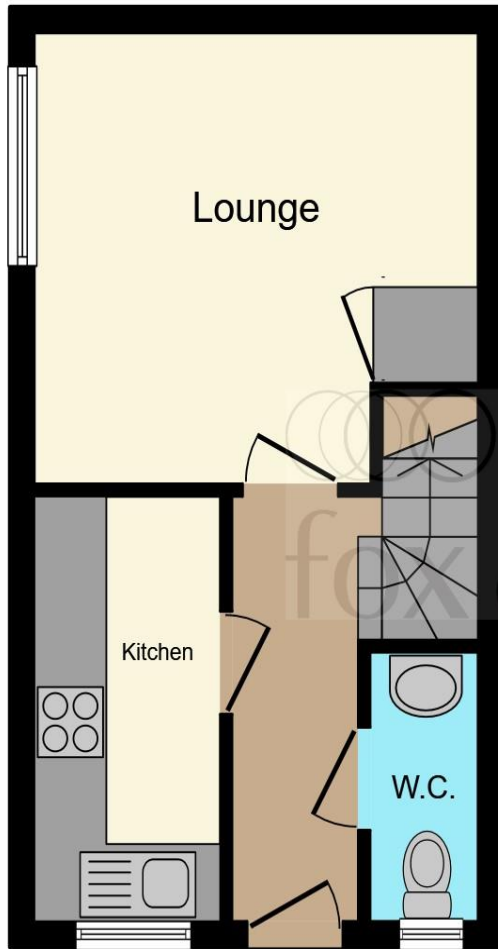
Talbot Hill Road, Bournemouth BH9 2JU

welcome to

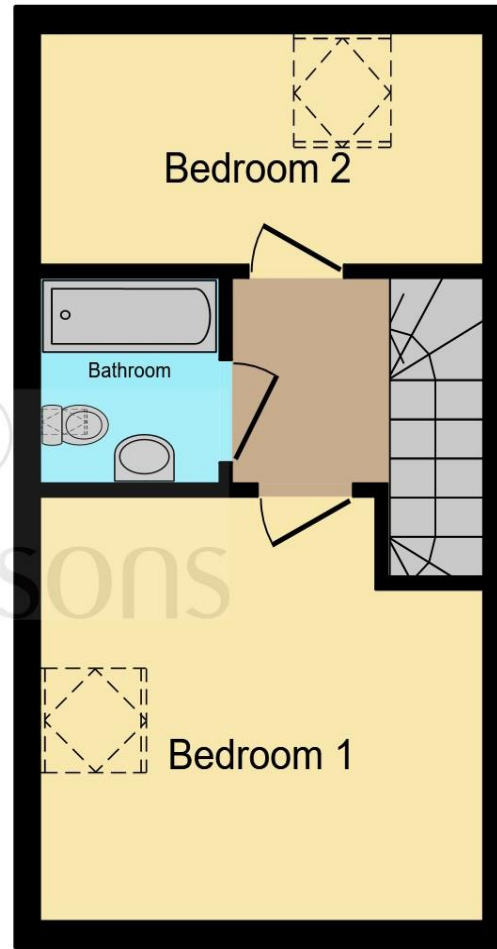
Talbot Hill Road, Bournemouth

This well presented TWO BEDROOM MAISONETTE with private entrance is located in the ever popular area of TALBOT PARK, convenient proximity of Winton & Charminster and BOURNEMOUTH UNIVERSITY. The property also benefits from 111 YEAR LEASE and ALLOCATED PARKING





Ground Floor



First Floor

Total floor area 51.1 sq.m. (550 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Cloakroom

Lounge

12' 2" max x 11' 6" (3.71m max x 3.51m)

Kitchen

10' 10" x 5' 1" (3.30m x 1.55m)

Bedroom One

Bedroom Two

12' 2" x 5' 11" (3.71m x 1.80m)

Bathroom

welcome to

Talbot Hill Road, Bournemouth

- Two Bedroom Maisonette
- Allocated Off Road Parking for One car
- Communal Bike Shed
- Gas Central Heating & Double Glazing
- No Forward Chain

Tenure: Leasehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN108663

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WTN108663 - 0003


fox & sons



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