

Talbot Road, Bournemouth BH9 2JE



welcome to

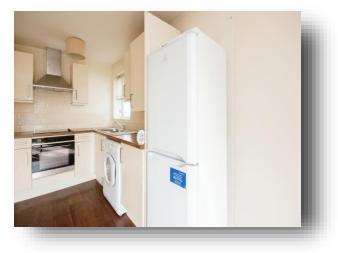
Talbot Road, Bournemouth

This perfect two-bedroom first-floor flat in Bournemouth, with allocated parking, a private balcony, and a bin store. It also has an open-plan layout, which gives it a spacious and modern feel.



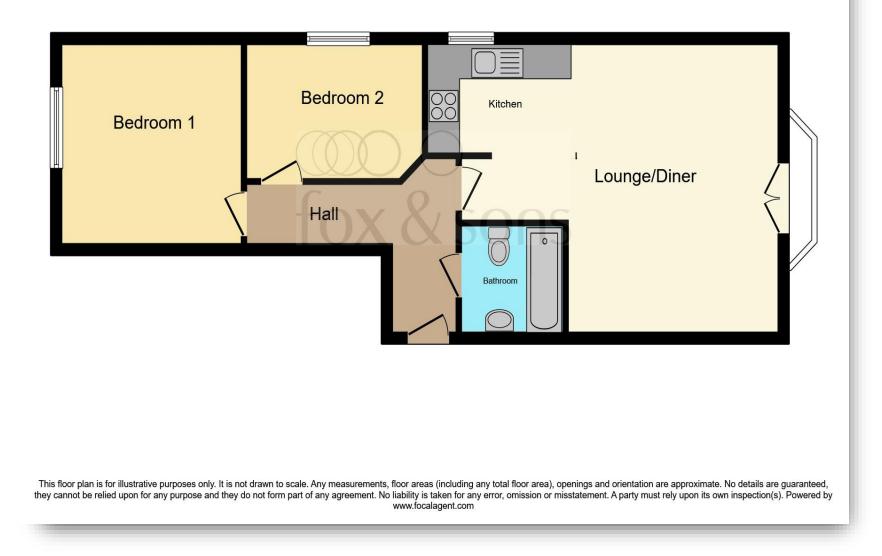












Bedroom One 11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom Two

10' 10" x 7' 9" (3.30m x 2.36m)

Lounge & Diner

19' 4" x 16' 5" (5.89m x 5.00m)

Bathroom 6' 5" x 6' 3" (1.96m x 1.91m)

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- First floor purpose built block
- Open plan kitchen, dining room & lounge
- Double doors onto a small balcony
- Kitchen has modern fitted appliances
- Allocated parking space, communal garden & cycle store

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000





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Property Ref:

WTN109548 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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