



**Talbot Road, Bournemouth BH9 2JE**

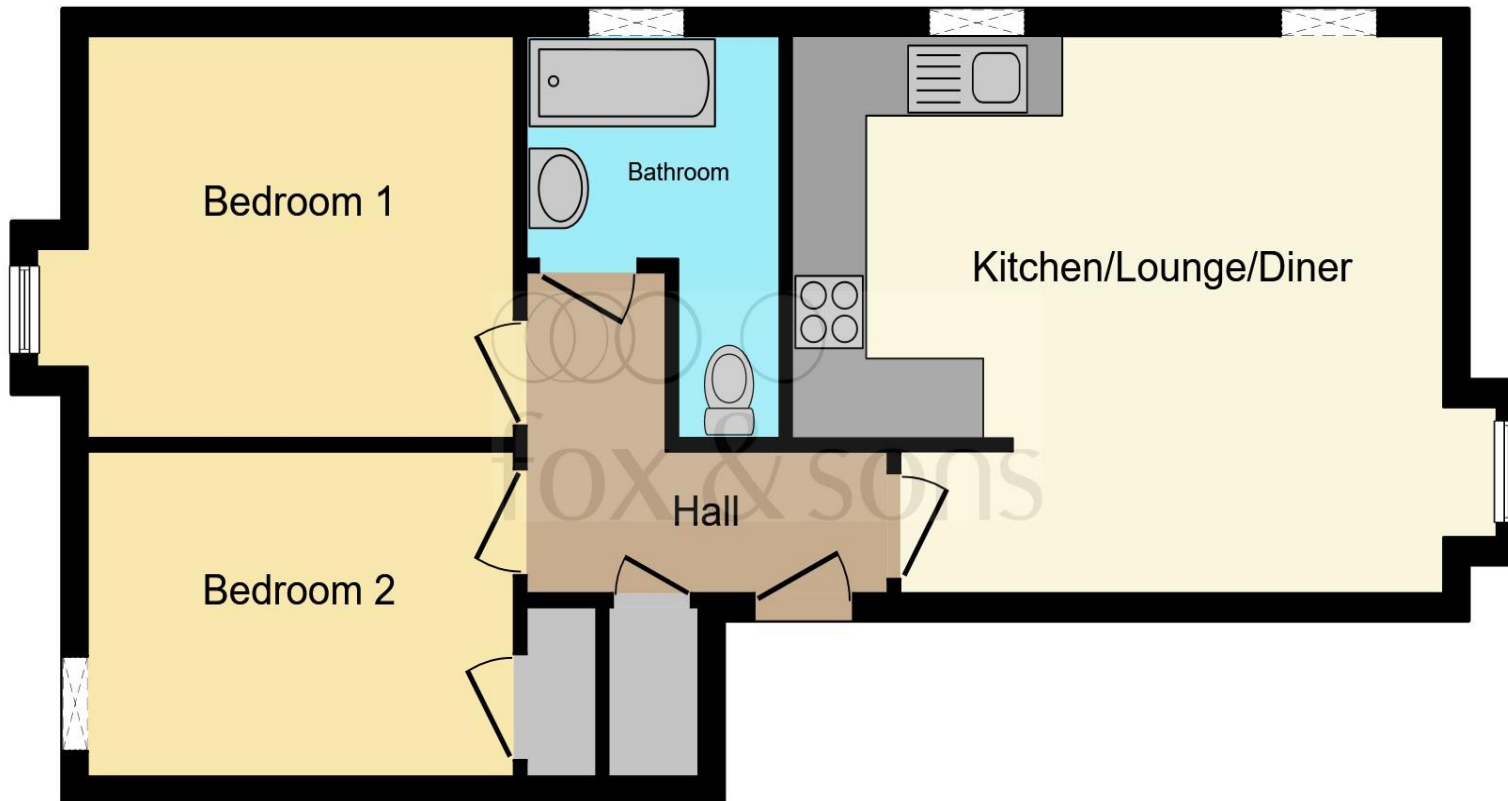


**welcome to**

## **Talbot Road, Bournemouth**

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





### Entrance Hall

### Kitchen/Lounge/Diner

17' 3" max x 13' 9" ( 5.26m max x 4.19m )

### Bedroom One

11' 4" x 9' 11" ( 3.45m x 3.02m )

### Bedroom Two

11' 5" x 8' ( 3.48m x 2.44m )

### Bathroom

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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## Talbot Road, Bournemouth

- Top floor purpose built block
- Open plan kitchen, dining room & lounge
- Allocated parking space, communal garden & cycle store
- No Forward Chain
- Kitchen has modern fitted appliances

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2406.86

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN109824](https://fox-and-sons.co.uk/Property/WTN109824)



Property Ref:  
WTN109824 - 0009

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