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Sales, Lettings & Block Management

GROUND FLOOR FLAT

£225,000



Talbot Road, Winton, Bournemouth, BH9 2JB

- **Ground Floor Flat**
- **78 Square Metres**
- **Two Double Bedrooms**
- **Lounge & Sep' Kitchen**
- **Private Entrance**
- **Allocated Parking**
- **Private Area of Garden**

- **Share in the freehold**
- **Remainder of a 999-Yr Lease**
- **Ground Rent: Nil**
- **Maintenance as & when**
- **EPC C-Rated**
- **Council Tax Band B**
- **No Forward Chain**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

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UPVC double-glazed private entrance front door leads into:

- Entrance** **18' 3 x 6' 6 / 5.56m x 1.98m (approx')**
Hallway: Having plain ceiling, ceiling light point and picture rail. Single panelled radiator and telephone point. Walk-in storage cupboard with light point, shelved storage and electrics consumer unit.
- Lounge** **12' 9 x 12' 3 plus bay / 3.89m x 3.73m plus bay (approx')**
Reception: Having plain ceiling, ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Single panelled radiator and TV / media point.
- Kitchen / Diner:** **11' 10 x 9' 11 / 3.61m x 3.02m (approx')**
Having plain ceiling with ceiling light point and extractor fan. UPVC double-glazed window to front aspect with two UPVC double-glazed windows to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge/freezer. Wall mounted gas central heating combination boiler. Single panelled radiator.
- Bedroom One:** **15' 2 x 13' 6 / 4.62m x 4.11m (approx')**
Having plain ceiling with ceiling light point and picture rail. UPVC double-glazed feature bay window to front aspect. Single panelled radiator.
- Bedroom Two:** **12' 3 x 12' / 3.73m x 3.66m (approx')**
Having plain ceiling with ceiling light point and picture rail. UPVC double-glazed window to rear aspect. Single panelled radiator.
- Bathroom:** **7' 8 x 6' 7 / 2.34m x 2.01m (approx')**
Having plain ceiling with ceiling light point. Frosted UPVC double-glazed window. Pedestal wash hand basin, low-level WC and panelled bath with shower mixer tap over. Half tiled walls and single panelled radiator.
- Outside** Private area of garden to the front and side of the property being part walled with screening hedge. One allocated off road parking space.
- Tenure:** **Leasehold with a share in the freehold**
Charges: **Maintenance on an as and when basis. Ground Rent: £Nil**
Council Tax: **Band B**





Ground Floor

78 Square Metres

839.58 Square Feet



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