



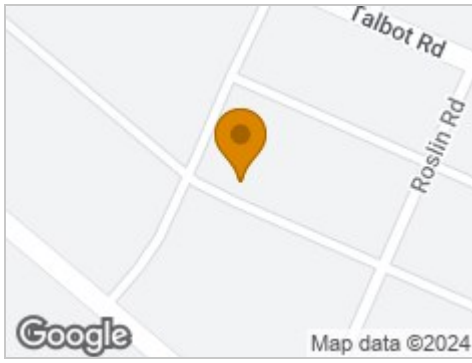
## 35A Stirling Road

Talbot Woods, Bournemouth, BH3 7JQ

Offers In Excess Of £325,000



## Road Map



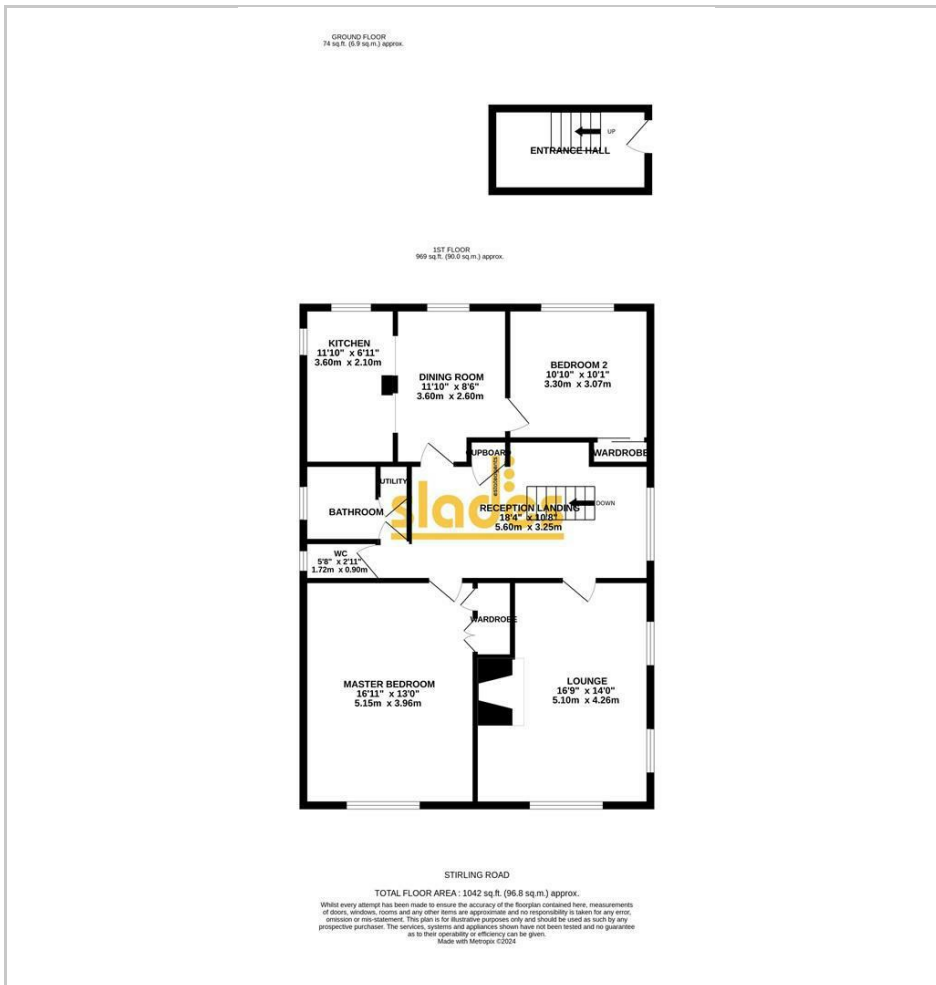
## Hybrid Map



## Terrain Map



## Floor Plan



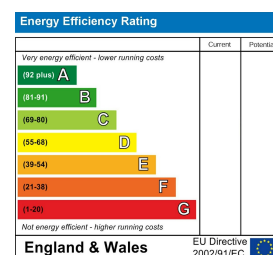
- PURPOSE BUILT (1 of 2) FIRST FLOOR LUXURY APARTMENT
- PRIVATE ENTRANCE
- RECEPTION HALL
- LARGE SOUTH FACING LIVING ROOM
- KITCHEN
- DINING/ BREAKFAST ROOM
- 2 DOUBLE BEDROOMS
- BATHROOM & SEPARATE WC
- GARAGE
- PRIVATE GARDEN

## Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA

Tel: 01202548855 Email: [info@sladesproperty.co.uk](mailto:info@sladesproperty.co.uk) <https://www.sladesproperty.co.uk>

**A bright and spacious, 2 double bedroom, 2 reception room first floor purpose built apartment situated within the much sought after Talbot Woods Conservation Area.**



The accommodation with approximate room sizes comprise of a frosted glazed wooden door leading to the entrance lobby having a coved ceiling with light. Low level cabinet housing electricity meter and fuse switches and a dogleg staircase leading to:-

#### RECEPTION HALL

Coved ceiling and two light fittings, uPVC double glazed window to side elevation, radiator and useful storage cupboard with hanging and shelving space. Central heating wall thermostat control. Doors to:

#### LOUNGE

16'4" x 14'0" (5 x 4.27)

Coved and textured ceiling with central light. Two double panel radiators. Large uPVC double glazed window to front elevation and two further frosted UPVC windows to side. Tiled fireplace surround with display mantel and hearth with open grate. Television point.

#### KITCHEN

6'11" x 11'10" (2.11 x 3.61)

Coved and textured ceiling with central light. Dual aspect uPVC double glazed windows. Extensive range of modern wall and base level kitchen units with wood effect working surfaces incorporating a 1 and a half bowl sink unit with mixer tap over and tiled splash backs. Built in under counter double oven with hob over, integrated full height fridge freezer and feature glazed display cupboards with inset lighting. Open archway with breakfast bar area to:

#### DINING ROOM

11'8" x 8'5" (3.56 x 2.59)

Coved and textured ceiling with central light. Radiator and uPVC double glazed window to rear elevation. Built in storage cupboards

#### MASTER BEDROOM

16'11" x 12'11" (5.16 x 3.96)

Coved and textured ceiling with central light, radiator and uPVC double glazed window to front elevation. Recessed triple width wardrobe providing both hanging and shelving space. Further range of fitted furniture comprising wardrobes, dressing table and bedside tables including over-bed bridging unit with display cabinets.

#### BEDROOM TWO

10'9" x 10'0" (3.3 x 3.07)

Coved and textured ceiling with central light. Radiator. Recessed double width floor to ceiling cupboard with sliding door providing hanging and shelving space. UPVC double glazed window overlooking the rear garden. Access to loft space.

#### BATHROOM

Coved and textured ceiling with central light. Half tiled walls with feature dado tile. Modern white suite comprising enclosed roll top bath with hand grips and electric shower over, pedestal wash basin with matching tap and close couple WC. Frosted glazed uPVC window to side elevation. UTILITY CUPBOARD with plumbing for washing machine and bulkhead storage cupboard over.

### SEPARATE WC

Coved and textured ceiling with light. Low level WC and wall hung wash hand basin. Half tiled walls with feature dado tiled. Frosted glazed UPVC window to side elevation.

### OUTSIDE

The property is set behind a low level brick wall with wrought iron gates providing access over a tarmac driveway to the PRIVATE GARAGE measuring approx 17' x 9'6 (5.18m x 2.9m) with up and over door, electric power and light. Mature flower and shrub border alongside the property with a covered passage way. Two deep storage cupboards including bin storage area. Trades door to rear providing access to the PRIVATE ENCLOSED REAR GARDEN measuring approx 40' (12.19m) in length x 17'2 (5.23m) There is a good sized 'York stone' paved patio area, lawn plus mature flower and shrub inserts. The garden enjoys a good measure of privacy and is fully enclosed by panelled fencing.

### TENURE

Tenure We understand that the property is Leasehold with approx 151 years remaining and a ground rent of

£50 per annum. The maintenance is shared as and when with the freeholder on the ground floor as is the building insurance which for the current year the liability was £124.68.

COUNCIL TAX BAND 'C'

