



## 12 Nairn Road

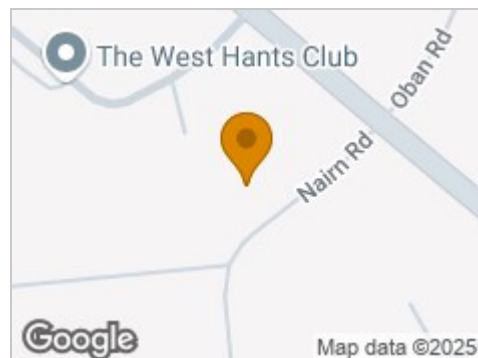
Talbot Woods, Bournemouth, BH3 7BE

Price Guide £250,000





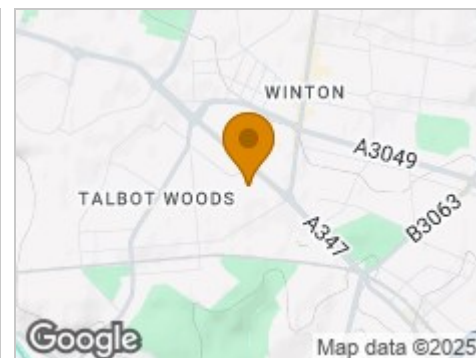
## Road Map



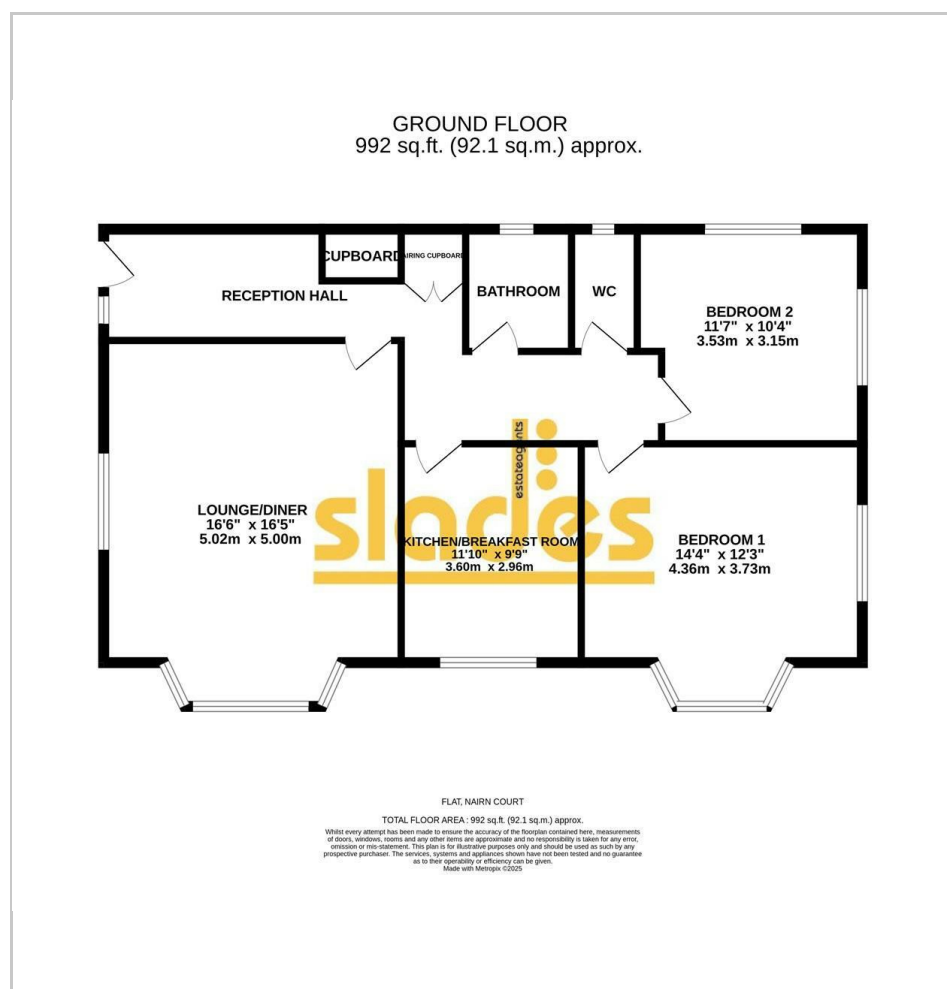
## Hybrid Map



## Terrain Map



## Floor Plan



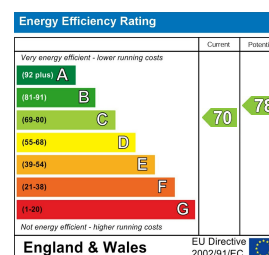
- PRICE GUIDE £250,000 - £275,000
- 1960s PURPOSE BUILT APARTMENT
- MODERN KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- LOUNGE/DINING ROOM
- GARAGE
- LONG LEASE (approx £125 years)
- NO FOWARD CHAIN
- CLOSE TO WEST HANTS RACKETS & FITNESS CLUB

## 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.

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**\*\* REDUCED \*\* A spacious and well presented two bedroom purpose built GROUND FLOOR APARTMENT with GARAGE within this high sought after TALBOT WOODS location. NO FORWARD CHAIN**



The accommodation with approximate room sizes comprises of a well presented COMMUNAL ENTRANCE HALL with stairs servicing all floors. Flat 5 is located on the ground floor with a panel glazed entrance door leading to the

#### SPACIOUS RECEPTION HALL

with coved ceiling and light fitting, convection radiator with thermostatic valve and uPVC double glazed window to the side elevation. Door entry phone. Two double width cloaks / storage cupboards one housing the electricity meter and consumer unit and the other with a radiator and shelving providing further storage and airing space. Both cupboards have bulk head storage cupboards over. Wall thermostat for central heating and doors to

#### SHOWER/ WET ROOM

with LED ceiling light, Dimplex wall heater and chrome ladder style heated towel rail, fully tiled walls and frosted glazed window to the internal lightwell. There is a large shower enclosure and 'Mira Advance' electric shower, close couple WC with dual central flush and corner wall hung wash hand basin with chrome monoblock tap. Two medicine cabinets and light shaver point.

#### SEPARATE WC

with ceiling light, half tiled walls and frosted glazed window into the internal lightwell. Modern close couple WC with central flush and ceramic tiled floor.

#### LIVING ROOM

being of a generous size with coved ceiling and central light fitting. Two convection radiators both having

thermostatic valves. Decorative wall panelling and uPVC double glazed bay window to the front elevation with further uPVC window to the side.

#### KITCHEN

having a modern glazed door from the reception hall. Ceiling light and modern range of wood finished matching wall and base level cabinets with square edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl polycarbonate sink with chrome mixer tap over. Built in integrated full height fridge & freezer. Eye level 'Indesit' electric oven and grill and four ring induction hob with integrated extractor hood over. Space and plumbing for washing machine and further space for tumble dryer or dishwasher. Feature glazed display cabinets with built in lighting, convection radiator with thermostatic valve and ceramic tiled floor. uPVC double glazed window to the front elevation.

#### BEDROOM ONE

being of a generous size with ceiling light, convection radiator with thermostatic valve and a range of modern built in bedroom furniture including full height hanging / storage cupboards / wardrobes and bulk head storage cupboards over bed area with matching bedside tables. Feature 'Oriel' style uPVC double glazed bay window to the front elevation and further uPVC window to the side.

#### BEDROOM TWO

with pendant light, convection radiator with thermostatic valve and a range of modern built in wardrobes providing hanging and shelving space. uPVC double glazed window to the side elevation.

## OUTSIDE

Nairn Court has well tended communal grounds surrounding the property and there is a GARAGE block to the rear. One garage is conveyed with Flat 5.

## TENURE

We understand the property has approximately 125 years remaining on the lease with a ground rent of £25 per annum and the most recent maintenance charge is £1630.68 for the current year.

