



## 62 Talbot Road

Talbot Park, Bournemouth, BH9 2JG

Price Guide £150,000



## Road Map



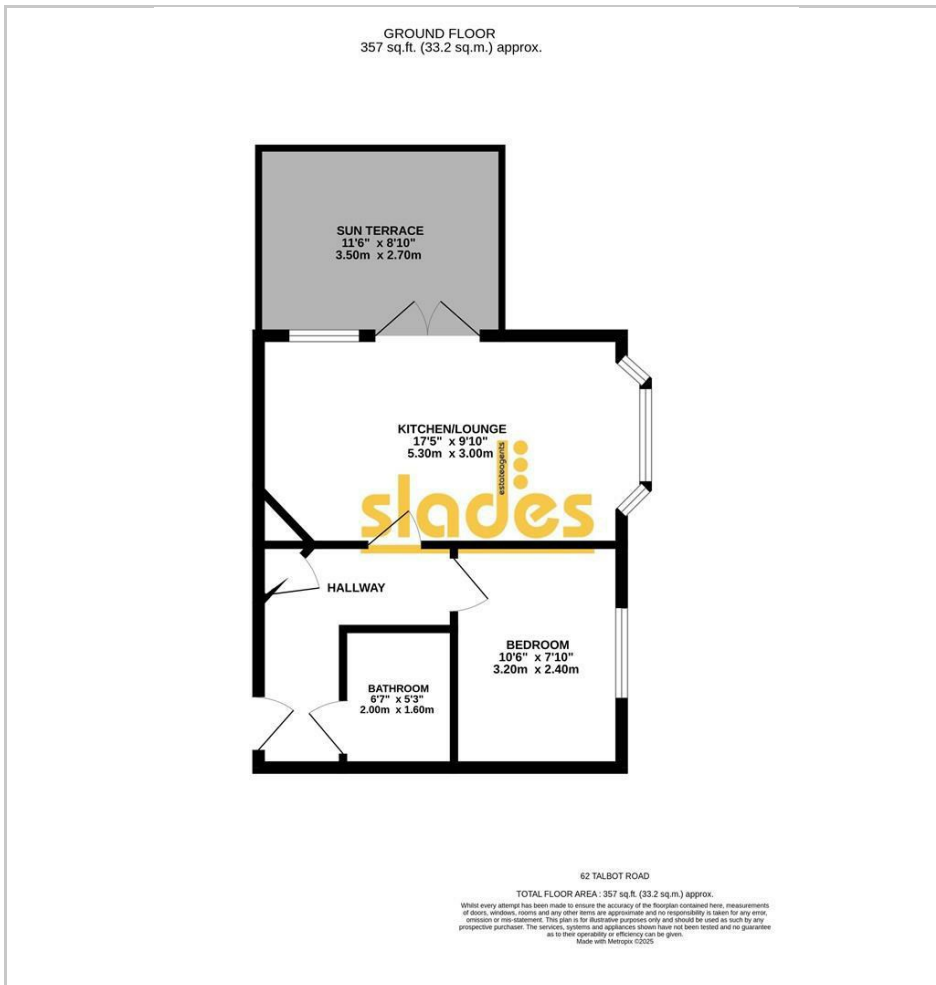
## Hybrid Map



## Terrain Map



## Floor Plan



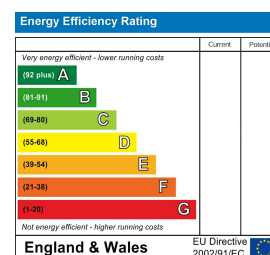
- MODERN DEVELOPMENT (approx 12 years old)
- Approx 111 years lease remaining
- 1st Floor Spacious Apartment
- Large Private Sun Terrace
- Double Bedroom
- Modern Kitchen
- Modern Bathroom
- No Chain
- Ideal BUY TO LET OPPORTUNITY
- Allocated Parking

## 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.



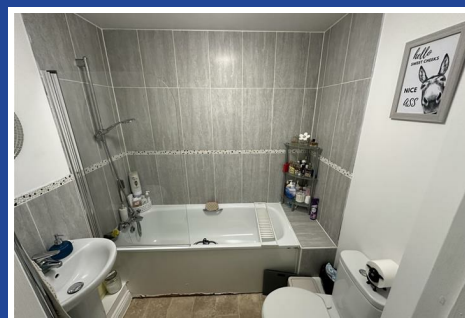
## Energy Efficiency Graph



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>

**\*\* NO FORWARD CHAIN \*\* A bright and spacious 1 double bedroom first floor apartment boasting a large private SUN TERRACE and PARKING.**



The accommodation with approximate room sizes comprises of a canopied entrance porch leading to the well presented COMMUNAL ENTRANCE HALL with stairs to the first floor. Decorative six panel door to the spacious

#### **ENTRANCE HALL**

with door entry phone, laminate flooring, modern light fittings, wall heater and airing cupboard housing the modern water heater, electricity meter and consumer unit and further useful storage space. Doors to

#### **OPENPLAN LOUNGE / KITCHEN**

with two light fittings, uPVC double glazed bay window to the front elevation, continuous laminate flooring and an extensive range of modern high gloss finished wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 'Blanco' single drainer stainless steel sink with chrome mixer tap. Four ring electric hob with integrated extractor hood over, integrated under counter fridge with freezer compartment. Space and plumbing for automatic washing machine. uPVC double glazed doors and side screen leading onto the LARGE PRIVATE SUN TERRACE

#### **BEDROOM**

with central pendant light, electric wall heater, continuous laminate flooring and uPVC double glazed window to the front elevation.

#### **BATHROOM**

BATHROOM with ceiling light, part tiled walls with decorative dado style tile and modern white suite comprising of a panel enclosed bath with chrome hand

grips and chrome mixer taps with shower attachment over, glass shower screen over bath. Pedestal wash hand basin with chrome monoblock tap and close couple WC with dual central flush.

#### **SUN TERRACE / BALCONY**

Enjoying a South Westerly aspect with a surround balustrade offering a good outside area big enough to entertain and dine.



