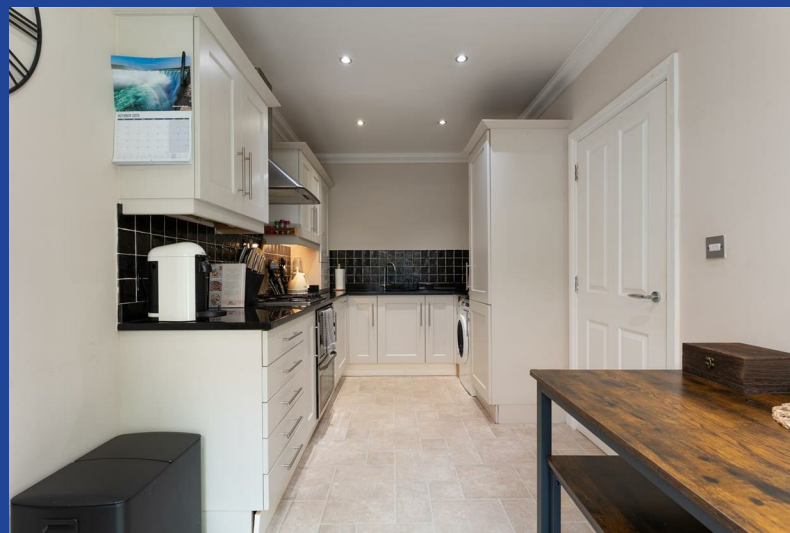




3 Talbot Avenue

Talbot Woods, Bournemouth, BH3 7HP

Price Guide £300,000



Road Map



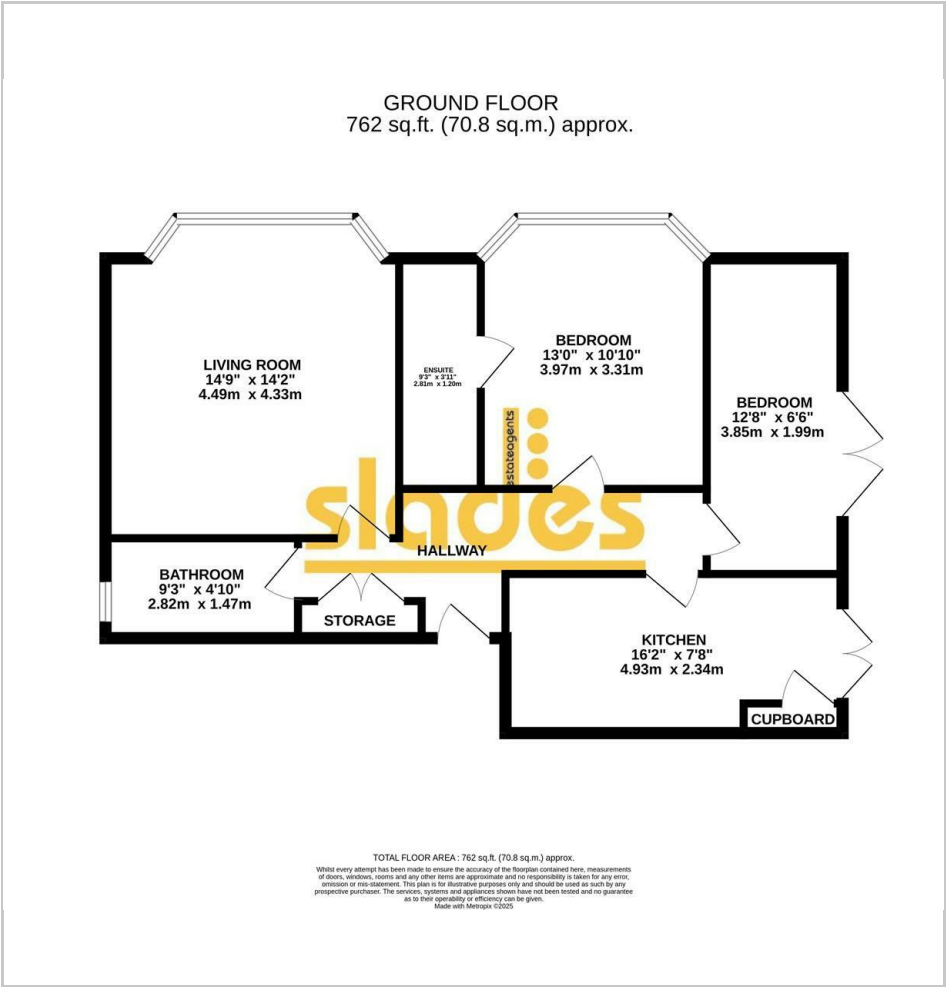
Hybrid Map



Terrain Map



Floor Plan



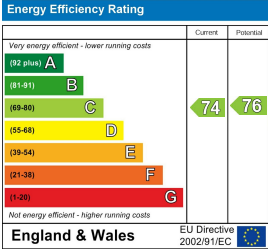
- Gated Development within Sought After BH3 Location
- Spacious Reception Hall
- 14ft Lounge
- Fitted Kitchen with Access on to Private Garden
- Master Bedroom with En-Suite Shower Room
- Modern Bathroom
- Allocated Off Road Parking
- Share of Freehold
- Pet Friendly
- Price Guide £300,000 -£325,000

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.

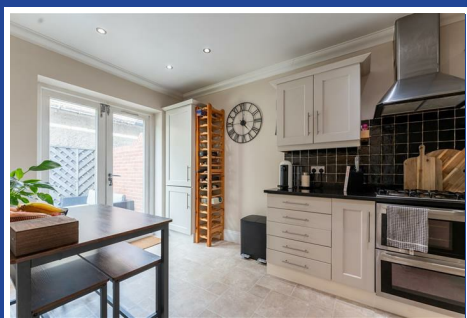


Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**** PRICE GUIDE £300,000 - £325,000 ** A very well presented 2 bedroom, 2 bathroom GARDEN apartment in this attractive gated development. NO CHAIN**



The accommodation with approximate room sizes comprises of a BRIGHT & SPACIOUS COMMUNAL RECEPTION HALL with door entry system and further door to flat 1.

ENTRANCE HALL

Features include moulded ceiling cornice, pendant lighting, a smoke alarm, a radiator encased in decorative housing, and oak-finished flooring. A double-width storage cupboard offers shelving space and houses the electricity consumer unit. Doors lead to:

LIVING ROOM

The living area benefits from a moulded ceiling cornice, central pendant light, period-style radiator, built-in wall display and media spaces, as well as a period wooden sash double-glazed bay window to the side elevation.

KITCHEN

Generously proportioned, the kitchen boasts a moulded ceiling cornice, inset spotlights, and an extensive range of matching wall and base cabinets complemented by polished black granite worktops and tiled splashbacks. Appliances include an under-hung stainless steel sink with chrome pillar tap, four-burner gas hob with chimney-style extractor, built-in under-counter oven and combi oven, integrated full-height fridge/freezer, washing machine, and dishwasher integration.

DINING AREA

This space contains a full-height cabinet housing the gas combi boiler and double-glazed casement doors

opening onto the private patio and garden. Features also include a period-style radiator and tile-effect flooring.

BEDROOM ONE

Comprises moulded ceiling cornice, central pendant light, period radiator, and access to the:

EN SUITE SHOWER ROOM

Includes moulded ceiling cornice, light fitting, extractor, a modern suite with a walk-in shower cubicle, thermostatic controlled dual-head shower, retractable glazed screen, vanity sink unit with chrome Monoblock tap and tiled splashback, and close-coupled WC with dual flush.

BEDROOM TWO

Offers moulded ceiling cornice, pendant light, vertical period-style radiator, double-width wardrobe with hanging and shelving plus a mirrored door, and double-glazed casement doors opening onto the private garden.

BATHROOM

Features moulded ceiling cornice, central light, extractor, fully tiled walls with feature dado tiles, ceramic tiled floor, modern white suite consisting of a combined bath/shower, wall-mounted thermostatic power shower, centrally mounted bath tap, close-coupled WC, large vanity sink with chrome Monoblock tap and storage, ladder-style heated towel rail, and a frosted double-lead glazed side window.

OUTSIDE

Flat 1 is provided with two allocated parking spaces.

A private enclosed garden area is situated to the property's side, accessible via both the kitchen and bedroom two. The garden includes two limestone patio areas and a substantial artificial grass section, all enclosed by decorative panel fencing with direct access to the communal grounds beyond via side gate access.

