



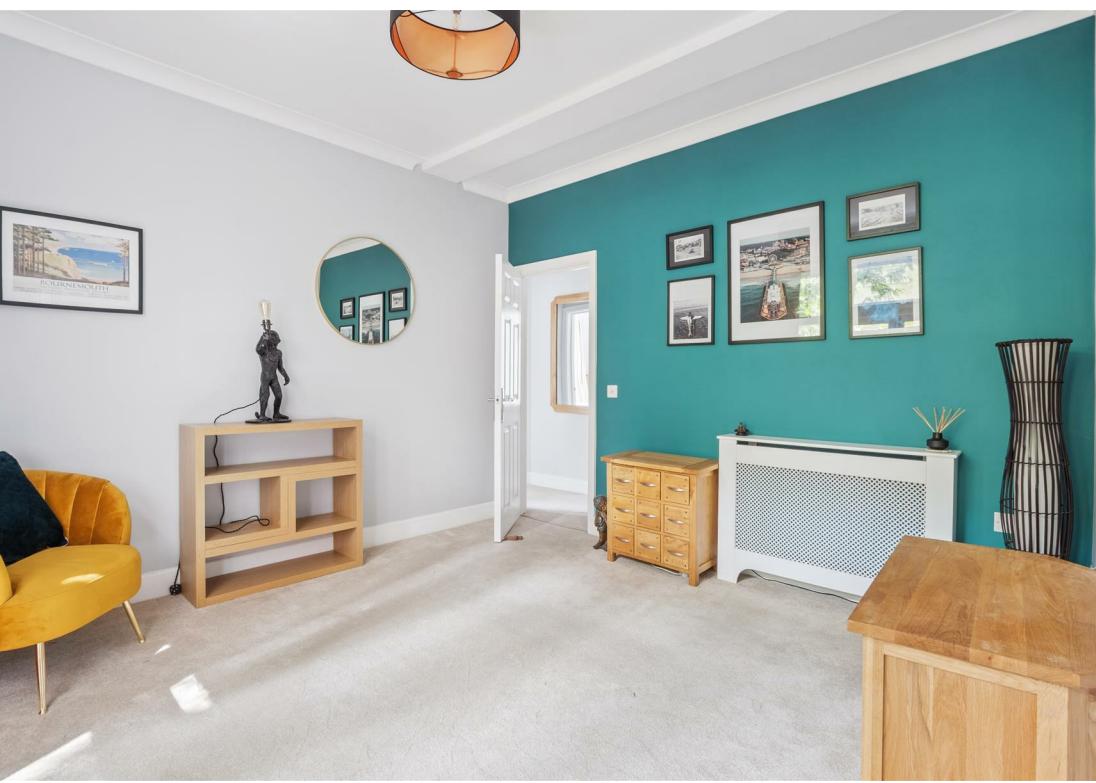
£260,000

Flat 3 East Haven 4 East Avenue, Bournemouth, BH3 7BY



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Property Experts







## Property Description

Saxe Coburg are delighted to offer to the market this well presented ground floor apartment situated on one of the most sought after roads in Talbot Woods. Located within easy access to both Bournemouth and Poole and there is also regular bus services on your door step. Bournemouth and Branksome train station is easily accessible for direct links to Southampton, Winchester and London.

The internal accommodation comprises of two double bedrooms with the master bedroom boasting an en-suite shower room. A modern fitted kitchen with a range of appliances leads onto the living room which also has a side door giving direct access to the private rear garden. There is also a modern fitted family bathroom.

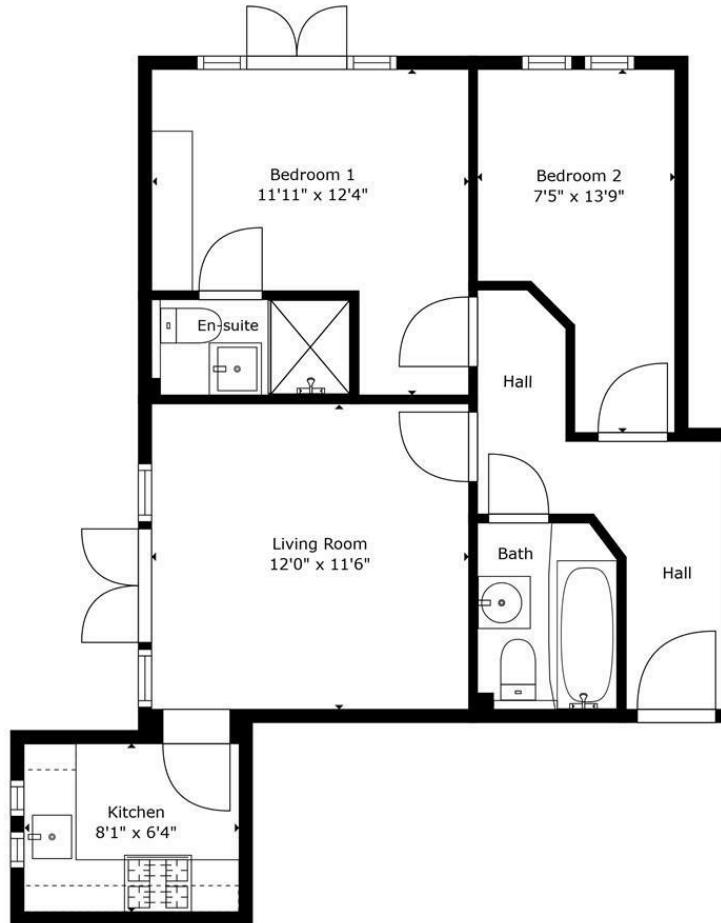
Further benefits include a share of the freehold, allocated parking space, double glazing, gas central heating and no forward chain. This property would make the ideal first home or investment and an internal viewing comes highly advised by the vendors sole agents to fully appreciate what is on offer and to avoid disappointment.

Further benefits include a share of the freehold, allocated parking space, double glazing, gas central heating and no onward chain. This property would make the ideal first home or holiday home and an internal viewing comes highly advised by the vendors sole agents to avoid disappointment and fully appreciate that is on offer.



## FEATURES & SPECIFICATIONS

- GROUND FLOOR PURPOSE BUILT APARTMENT
- TWO BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- PRIVATE REAR GARDEN
- MODERN FITTED KITCHEN AND BATHROOM
- SHARE OF THE FREEHOLD
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION



**TOTAL: 553 sq. ft**  
**FLOOR 1: 553 sq. ft**  
**WALLS: 60 sq. ft**

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	
(39-54)	E	66	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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