



Talbot Avenue, Bournemouth, Dorset, BH3 7HT

Guide price £185,000

TALBOT WOODS, BOURNEMOUTH £185,000. Take a look at this spacious purpose built ground floor apartment located close to Talbot Campus. It has two double bedrooms and spacious lounge with sunny aspect, overlooking the communal gardens. Fitted kitchen with oven and hob. Modern shower room with white suite and shower cubicle. There is a garage conveyed with the apartment, located in block to the back of the building. Council Tax band is B. Lease remaining 92 years. This property is being offered with NO FORWARD CHAIN. Viewings highly recommended and viewings by appointment only.



FRONT DOOR AND ENTRANCE HALL

22'0" x 5'0" (6.73 x 1.53)

Communal entrance leading to apartment located on the ground floor. Wooden door leading into the entrance hall. White ceiling, emulsion painted walls and carpet flooring. Light switches. Ceiling lighting. Built in cupboard with shelving inside.



LOUNGE

16'7" x 11'5" (5.08 x 3.50)

Wooden door leading into this good sized sunny aspect lounge. White ceiling, white painted walls and wood effect laminate flooring. Light switch, plug sockets and TV socket. Ceiling lighting. Two wall mounted heaters. Upvc double glazed window with rear facing aspect.



KITCHEN

8'10" x 7'7" (2.70 x 2.32)

Door leading into this good sized kitchen with a range of fitted wall, base and drawer units with laminate worktops. Stainless steel sink with drainer and mixer tap. White ceiling, part tiled and part emulsion painted walls and fitted flooring. Built in cupboard. Upvc double glazed window to side aspect. Four ring electric glass hob. Stainless steel electric oven. Ceiling lighting, light switch, plug sockets and fuse switches.



BEDROOM ONE

10'10" x 12'10" (3.31 x 3.93)

Wooden door leading into this good sized double bedroom with rear facing aspect. White ceiling, white walls and wood laminate effect flooring. Light switch, plug sockets. Wall heater. Double glazed window to rear aspect. Ceiling lighting.



BEDROOM TWO

8'10" x 8'6" (2.70 x 2.61)

Door leading into this double bedroom with side facing aspect. White ceiling, white walls and laminate wood effect flooring. Ceiling lighting, wall heater. Light switch and plug sockets. Upvc double glazed window. Built in wardrobe with shelving and rail.

SHOWER ROOM

10'10" x 7'1" (3.31 x 2.18)

Door leading into this modern shower room with white ceiling, part tiled and part emulsion painted walls. Fitted grey lino flooring. Heated towel rail. White wc with seat and lid and cistern flush. White sink with pedestal and chrome effect fittings. Double width shower cubicle with white tray, metal frame and fixed and sliding opening door. Inside there is a wall mounted shower. Wall mounted mirror.

GARAGE

There is a single garage located in the block at the rear of the apartments. Up and over door. Concrete flooring along with communal parking in the car park.

TENURE

Offered with NO FORWARD CHAIN.

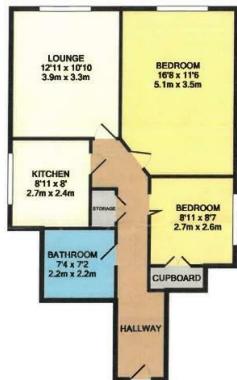
Ground Rent: £250.00 Per Annum

Management Charges: We have been advised by the Vendor that the annual service charge is £1264.00

Lease Remaining: 92 years remaining

THE PROPERTY IS BEING SOLD WITH NO FORWARD CHAIN.

This property would make an IDEAL FIRST TIME BUY



TOTAL APPROX. FLOOR AREA 651 SQ FT (60.5 SQ M.)
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floor plan is for general guidance only and must not be relied upon for any construction or survey work. The kitchen, bathroom and en-suite shower have been tinted and are in separate areas.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		56	72
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		36	51
EU Directive 2002/91/EC			
England & Wales			

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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