



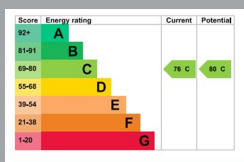
FLAT 4, 20 TALBOT AVENUE
BOURNEMOUTH
Dorset, BH3 7HY

£1,600 PCM

goadsby.com

WELL PRESENTED THREE BEDROOM APARTMENT IN ENVIABLE LOCATION OF TALBOT WOODS.

- Three Bedroom First Floor Apartment
- Offered Furnished
- Two Bathrooms
- Talbot Woods Location
- EPC Rating: Band C



Reference: 469361

Deposit Amount: £1,846.15

Council Tax: Band D

Furnishing: Furnished

Heating Type: Gas Central

Parking: Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

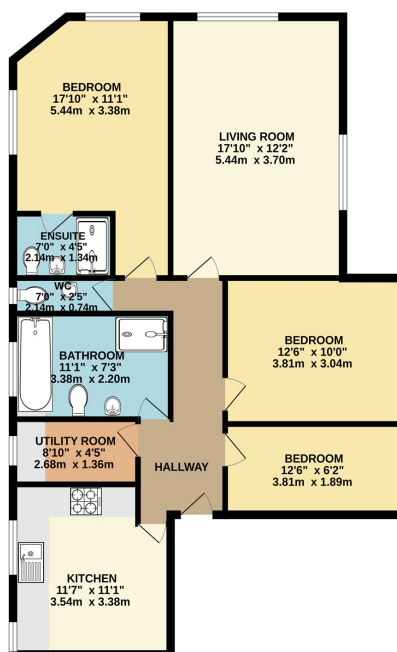
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This well presented, spacious three bedroom apartment is located on Talbot Avenue in the enviable location of Talbot Woods. Positioned on the first floor of the building the property is offered to the market on a part furnished basis. The property benefits from being modern well presented throughout along with a family bathroom, en suite off master, cloakroom, a separate utility room and parking for two cars.

Photos taken prior to current tenancy in 2025

FIRST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Mergepro 10202

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

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