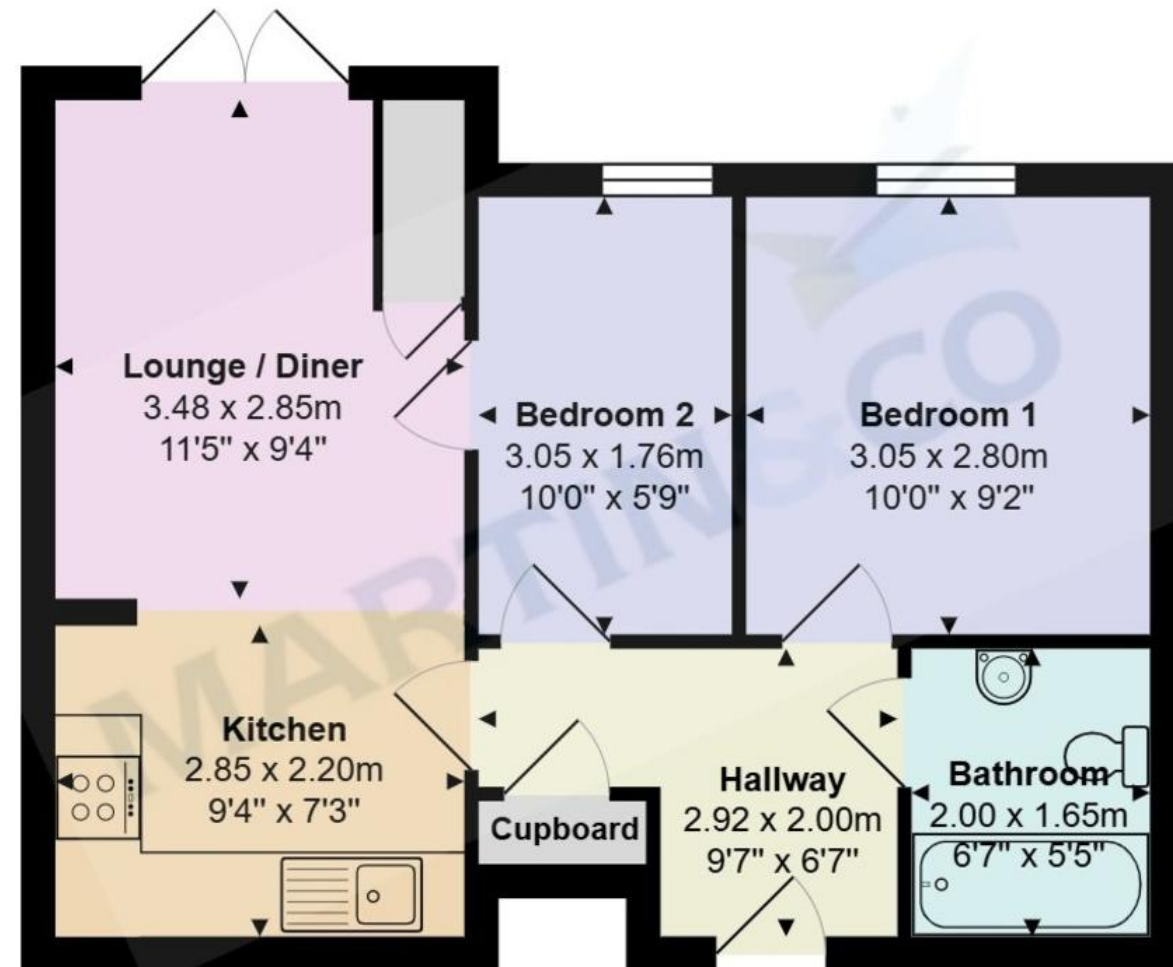


Property Location Talbot Road, Bournemouth

The Woods enjoys an enviable position on Talbot Road, one of Bournemouth's most desirable residential locations. Ideally situated within easy reach of Meyrick Park with its renowned golf course, woodland walks and leisure facilities, the property is also conveniently positioned for Bournemouth Town Centre, the award-winning sandy beaches, Bournemouth University, Talbot Campus, Winton High Street and excellent road and public transport links.



Total Area: 40.6 m² ... 437 ft²

All measurements are approximate and for display purposes only



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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 to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Talbot Road, Bournemouth

Offers Over £160,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

- Chain Free
- Ground Floor Flat
- Long Lease
- Two Bedroom
- Allocated Parking
- Modern Bathroom
- Gas Central Heating
- Communal Garden
- Sought After Location
- First Time Buyers
- Investment Opportunity
- No Forward Chain



Why you'll like it

Occupying a sought-after position on prestigious Talbot Road, this beautifully presented two-bedroom ground floor apartment offers stylish, low-maintenance living within an attractive and well-maintained development. Extending to approximately 42 sq. metres, the property presents an excellent opportunity for first-time buyers, professionals, downsizers and buy-to-let investors alike.

The accommodation is well planned and presented throughout, comprising a welcoming entrance hall with storage cupboard leading through to a bright and spacious open-plan lounge/dining room. French doors provide an abundance of natural light and open directly onto a private patio seating area, creating an ideal space to relax or entertain whilst enjoying the attractive communal surroundings.

The contemporary fitted kitchen is well equipped with a range of modern wall and base units, generous worktop space and integrated cooking appliances, complementing the open-plan layout perfectly.

The apartment offers two bedrooms, including a generous principal bedroom and a versatile second bedroom, ideal for guests, a nursery or those working from home. The modern bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

Externally, residents benefit from beautifully maintained communal grounds together with an allocated off-road parking space. Further benefits include a 109-year lease, Council Tax Band A and an estimated rental income of

approximately £1,000 per calendar month, making this an attractive investment opportunity whilst equally appealing to those seeking a wonderful home.

Agent's Notes:

Tenure: Leasehold
Lease: 109 Years Remaining
Annual Service Charge: £1,696.36
Annual Ground Rent: £200
Council Tax Band: A | EPC: C
Management Company: Glide
Pets & Holiday Lets: Not Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

