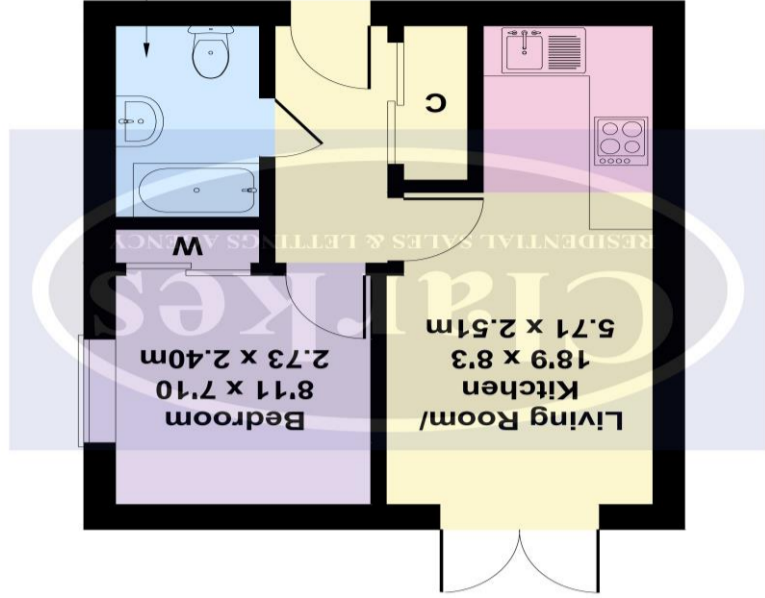


Energy Efficiency Rating	
Current	Potential
78	79
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Not to Scale. Produced by The Plan Portal 2023
 For Illustrative Purposes Only.
 Bathroom 7.6 x 4.5
 2.28 x 1.35m



Flat 1 Fraser Court



Fraser Court, Bournemouth, Dorset



Clarkes are pleased to market for Sale: Ground Floor 1 Bedroom Flat with Private Garden on Talbot Road, Winton, Bournemouth.

- Features:**
- Spacious and modern interior with ample natural light
 - Comfortable living room, perfect for relaxation and hosting guests
 - Well-equipped kitchen with quality appliances and ample storage
 - Cozy bedroom with sufficient space for a queen-sized bed
 - Private garden, providing a peaceful outdoor retreat
 - Convenient location near a variety of shops, cafes, and restaurants
 - Excellent transport links for easy exploration of Bournemouth and surrounding areas

This ground floor 1 bedroom flat offers a practical layout and a contemporary feel. The living room is a versatile space that caters to both relaxation and entertainment needs. The kitchen is designed with functionality in mind, featuring modern appliances and ample storage for your culinary essentials.

The bedroom provides a comfortable haven for restful nights. Meanwhile, the private garden is a delightful addition, offering a tranquil outdoor space for leisure activities or simply enjoying the fresh air.

Situated on Talbot Road in the desirable Winton area, you'll have easy access to a range of amenities, including shops, cafes, and restaurants, all within walking distance. The property also benefits from excellent transport links, making it convenient to explore Bournemouth and its surroundings.

This ground floor 1 bedroom flat with a private garden on Talbot Road presents an excellent opportunity for those seeking a cozy and convenient living space. Don't miss out! Contact us today to arrange a viewing.

Lease Length: 113 Years Remaining
Ground Rent: £200.00 PA
Service Charge: £1004.00 PA
Council Tax Band A

Asking Price £175,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG
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www.clarkesproperties.co.uk

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