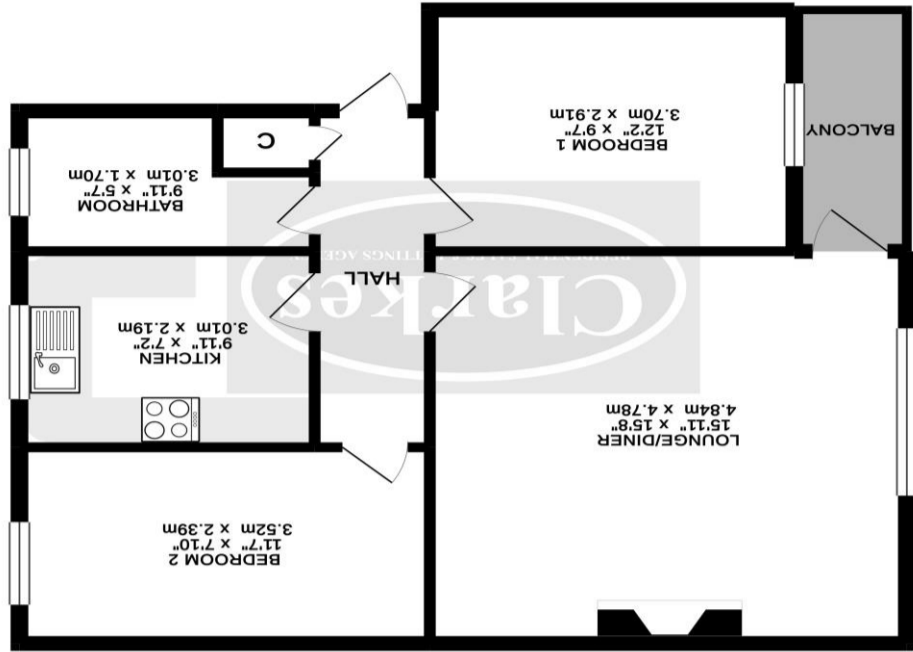


These energy ratings are based on the energy performance of the building, calculated from measurements or estimates of energy use. They do not take account of the quality of the building or the quality of the materials used. The energy performance of a building can vary significantly from the energy performance of a similar building. The energy performance of a building can also vary significantly from the energy performance of a similar building. The energy performance of a building can also vary significantly from the energy performance of a similar building. The energy performance of a building can also vary significantly from the energy performance of a similar building.

Energy Efficiency Rating	
Current	Potential
70	82
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	



Talbot Court, Bournemouth, Dorset





# Talbot Court, Bournemouth, Dorset



Offered at £180,000 as is or £190,000 with a new lease on Completion of a sale

A well-presented, spacious TWO Bedroom Apartment on the Third floor of this centrally located block. Talbot Court is a purpose-built block with front access from Wimborne Road. A communal entrance with stairs leading up to the apartment's front door.

## Hallway

Spacious hallway with space for shoes and to hang coats as well as a useful built in storage cupboard. The hall provides access to all rooms in the flat and has a power point.

## Lounge Diner

A large lounge diner has a bright and warm feel with a feature electric fire. A front aspect UPVC double glazed window allows plenty of natural light into the home as well as the benefit of a balcony which is accessed via a UPVC double glazed door. The room has lush carpeting, painted walls and a smooth painted ceiling. TV point, phone point and power points.

## Kitchen

The kitchen offers roll edge worktops with matching wall and base units. Integrated appliances include a electric oven, electric hob and extractor. Space for a washing machine and a fridge freezer. The kitchen offers textured papered walls with tiled splashbacks, wood effect laminate flooring and a textured ceiling with a rear aspect UPVC double glazed window.

## Bathroom

This recently fitted bathroom, benefits from a shower over bath with shower screen, WC and hand wash basin. Heated towel rail and rear aspect UPVC double glazed window. Half tiled walls, white with the remaining walls painted. Painted ceiling with coving and vinyl flooring.

## Bedrooms One and Two

The master bedroom and the second bedroom are both good size double rooms. They both have UPVC double glazed windows. Painted ceilings, painted walls carpeted floors and power points.

## Outside

A Single Garage to the rear. Communal garden to the front.

## Agent Notes:

Council Tax: Band B

Lease: Lease to 28th September 2105

NB A new Lease can be provided on Completion if accounted for in an offer

Ground rent: £25 per annum

Service charge including building insurance: £823.00 twice yearly

The block Talbot Court has had over £160,000 worth of works over the past few years including external repairs and re decoration.

## Excellent Location

2 Double Bedrooms

Large Lounge Diner

Garage at Rear of Block

Very homely property

Very homely property

New Lease on Completion Available

Council Tax Band B

**Asking Price £180,000**



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All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarks Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.