





HOUSE & SON

We are delighted to offer for sale this stunning three double-bedroom, two-bathroom, one of which is an en-suite, penthouse apartment located in the highly desirable Talbot Woods area. The property is offered for sale having been recently refurbished, with no forward chain and a vacant possession. Other benefits of this property include being fully double-glazed, a long lease, two parking spaces, a gas-fired combination boiler and fitted wardrobes in each bedroom, secure gated entrance and doors.

Located within the aforementioned Talbot Woods location, the property is within walking distance of the West Hants Club, Waitrose-BH9, Meyrick Park and Meyrick Park Golf Club, Bournemouth Train Station, beach and town centre and public transport links. A viewing comes highly recommended.

ENTRANCE

Storm porch over a communal front door with borrowed light windows to the side and a transom window over, intercom entry system.

COMMUNAL ENTRANCE

Block information, post boxes and stairs to the second floor.

PRIVATE ENTRANCE

Traditional styled door with spy hole.

ENTRANCE HALLWAY

A communicating hallway with a cupboard housing gas fired combination boiler, radiator, secure entry system handset and a concealed cupboard housing electrical consumer unit, electric meter and internet point.

LOUNGE/DINING ROOM

20' 0 into dormer window" x 16' 8 max" (6.1m x 5.08m)

A spacious lounge/dining room with feature ceilings, character dormer window, multiple socket and media points, polished stone mantle and half, radiator. Eved storage cupboard, natural light tunnel and access into kitchen.



KITCHEN

9' 2" x 7' 4" (2.79m x 2.24m)

Black granite work surface with inset drainer, stainless steel single bowl sink with chrome mixer tap over, range of base units including integrated slimline dishwasher and washing machine, drawers and electric fan oven, with a four ring gas hob over, tiled splashback, stainless steel chimney filter hood over, complimenting wall mounted units, complementing tall cupboard housing integrated fridge/freezer, black granite upstands to match the work surface. Vinyl flooring. Velux window inset into feature sloping ceiling.

MASTER BED ROOM

17' 8 into recess" x 14' 6 max" (5.38m x 4.42m)

A range of built-in wardrobes with ample hanging space and further shelved storage. Multiple socket points, double radiator. Velux window inset into partially sloping ceiling, timber door providing access into en-suite bathroom.

EN-SUITE BATHROOM

Three-piece white suite comprising a scroll top bath, with tap and shower attachment, pedestal wash hand basin, low-level WC. Fully tiled floors, part tiled walls. Radiator. A natural light tunnel, extractor fan, and decorative sloping ceilings painted in an Italian style, complimenting the overall décor within this inviting and unique bathroom.

BEDROOM TWO

14' 1 into dorma" x 9' 0 plus wardrobe recess" (4.29m x 2.74m)

Double glazed dormer window to side. Range of built-in wardrobes with ample hanging and shelving space. Multiple socket points. Radiator and access into loft storage.

BEDROOM THREE

15' 1 into dormer " x 8' 6 plus wardrobe recess" (4.6m x 2.59m)

Range of built-in wardrobes with ample hanging and shelving space. Multiple socket points, radiator, features sloping ceilings, double glazed dormer window to the side.

BATHROOM

White three piece suite comprising bath with side panel, glass shower screen to side with taps and held telephone shower, pedestal wash hand basin, low level WC, towel rail, tiled floor and part-tiled walls. Velux window inset into feature sloping ceiling and a concealed extractor fan.

OUTSIDE

Electric double gates provide access onto the driveway to the side which leads down to the parking area, where flat No 5 has two allocated parking spaces. To the front of the property, is a communal garden set around a water fountain, communal bin stores and pedestrian access.



AGENTS NOTE

All doors within the property are fire doors, complete with smoke seals.

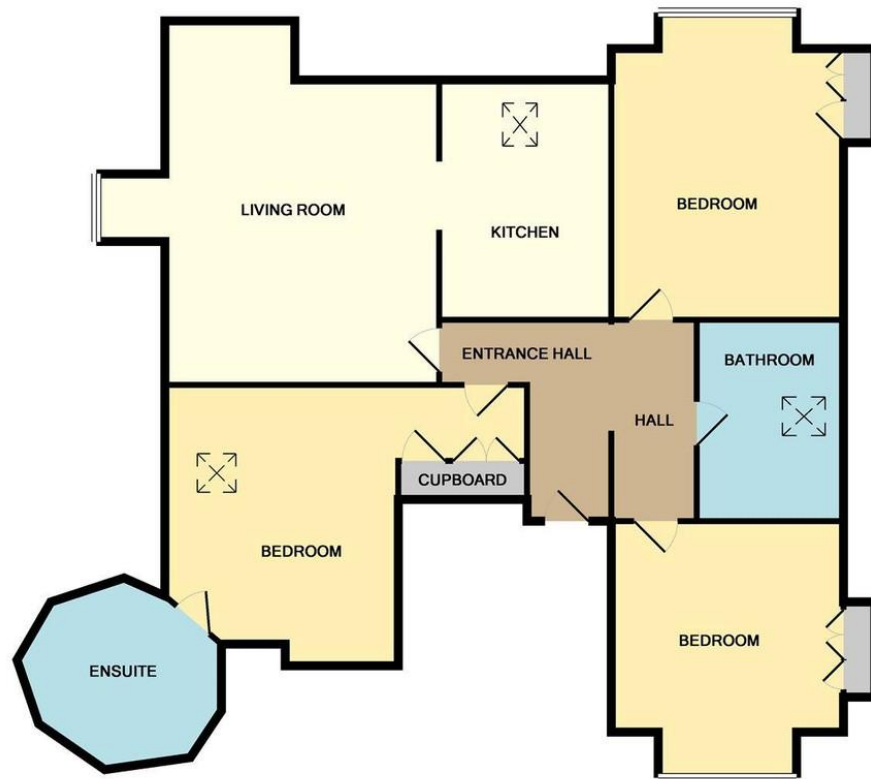
TENURE

Leasehold - 107 years.

Ground rent - £250.00 per annum.

Service charges - £1,800 per annum.





TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 SQ.M.)
 This Floor Plan is for guidance only and is NOT TO SCALE
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English | [Cymraeg](#)

Energy performance certificate (EPC)

5 Norfolk Grange 61 Wimborne Road BOURNEMOUTH BH3 7AL	Energy rating C	Valid until: 4 July 2033
	Certificate number: 1337-1523-3000-0365-4206	
Property type	Top-floor flat	
Total floor area	122 square metres	