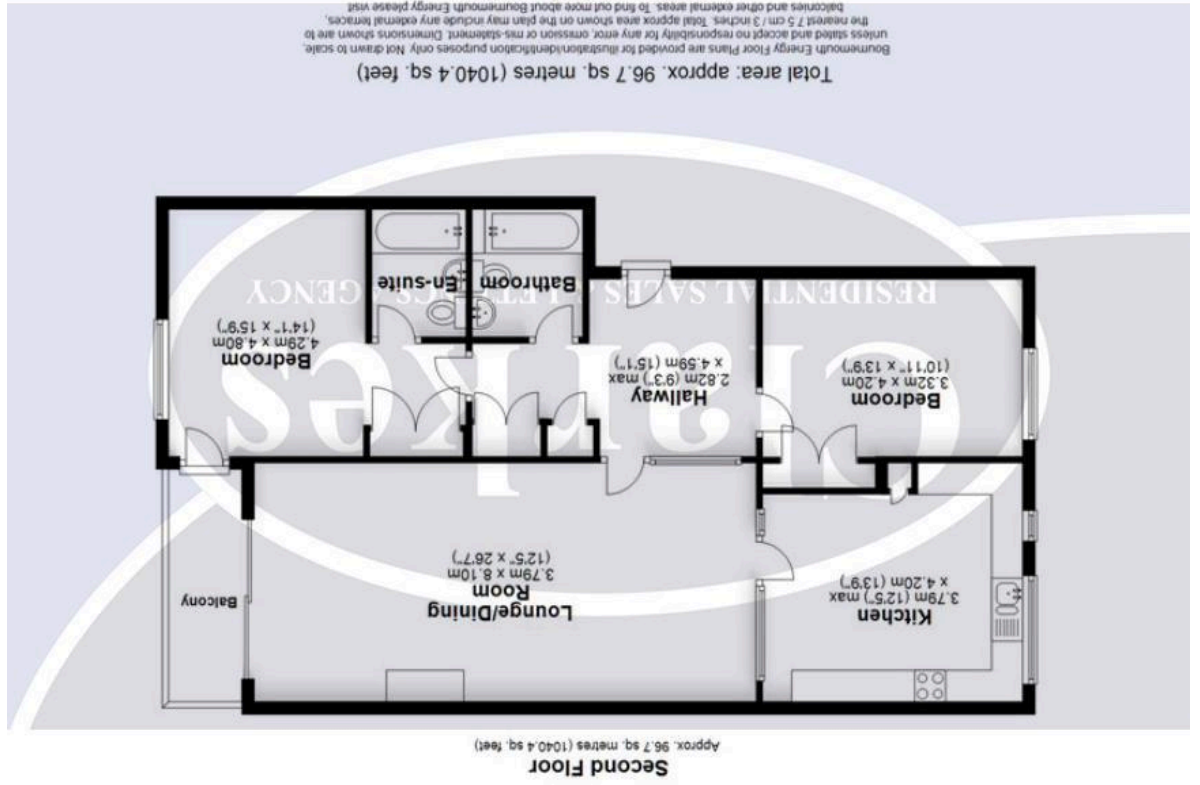


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	79	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



Glenferness Avenue , Talbot Woods



Welcome to this expansive 2 Bed Flat in the prestigious location of Talbot Woods, Bournemouth.

This property boasts a spacious entrance hall with ample storage, a Master Bedroom offering stunning views over the communal front gardens, complete with an en-suite bathroom and access to the balcony. The second bedroom overlooks the rear communal gardens, providing a peaceful retreat.

The heart of this charming flat is the vast living/dining room, flooded with natural light through the large patio doors which lead to the south facing balcony. The kitchen offers a lovely view of the rear gardens, a superbly proportioned room and ideal canvas to modernise a superb kitchen.

In addition to the exceptional features of the property, you'll find convenient parking and a garage included.

Talbot Woods is a highly sought-after area, just a short stroll away from Bournemouth town centre, offering a plethora of shops, eateries, and the award-winning sandy beaches. Meyrick Park beckons with its superb golf course, while the prestigious West Hants Club provides premier racket and fitness facilities.

With a size of 1050sqft, 2 bathrooms, and the potential for updating to make it your own, this property presents a fantastic opportunity for buyers looking for a unique and inviting home in a desirable location. Don't miss out on the chance to view this remarkable gem in Talbot Woods - schedule a viewing today!

Agent Notes:

Share of Freehold

Lease of 999 Years from 29/09/2001

976 Years Remaining

Service Charge: TBC

Council Tax Band D

Asking Price £350,000



Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

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. Clarkes 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.