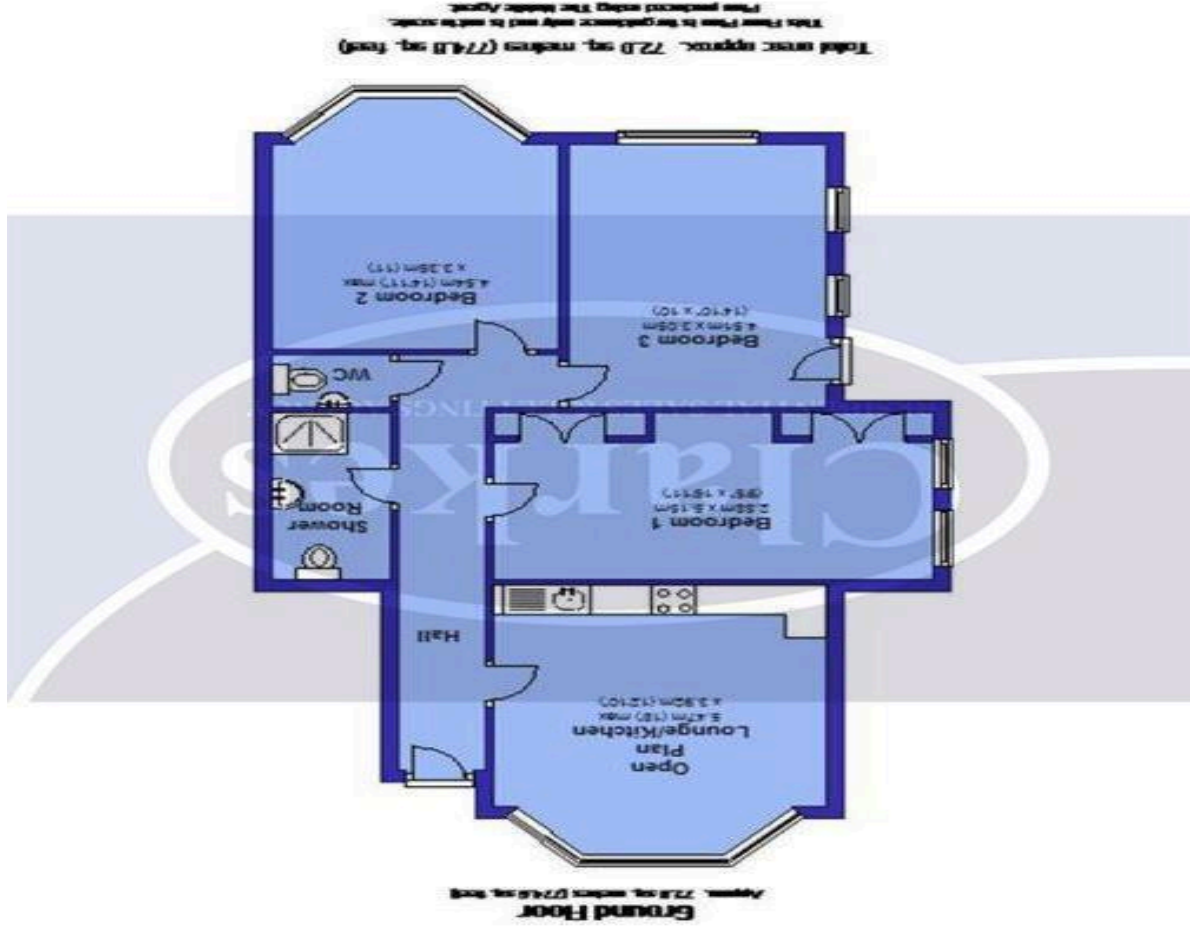
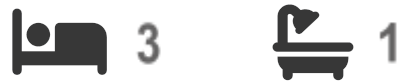


Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	Current	Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92-100)	(1-20) G
		B (81-91)	(21-38) F
		C (69-80)	(39-54) E
		D (55-68)	(65-68) D
		E (39-54)	(69-80) C
		F (21-38)	71
		G (1-20)	74



18 Talbot Road, Bournemouth, Dorset



This bright and spacious ground-floor apartment occupies the entire ground floor of a stunning character conversion. Located just a short stroll from Winton High Street and within easy reach of Bournemouth University, this property offers an exceptional opportunity for both homeowners and investors. Don't miss out on this rare find in a highly sought-after location!

Key points:

- Bright and Spacious 3 double-bedroom ground-floor apartment.
- Located a short walk from Winton High Street and close to Bournemouth University.
- Occupies the entire ground floor of a character conversion.
- Versatile property: Investment opportunity/ family home/ first time buyers!

Features:

- Open-plan lounge/new modern kitchen/dining
- 3 spacious double bedrooms
- Shower room with WC and sink
- Seperate WC
- Part double glazing
- Gas central heating
- Allocated parking
- No onward chain.
- Situated in a highly sought-after location of Talbot Park.

Lease Length: 994 years

Council Tax Band:B

EPC Rating: C

Service Charge: 50/50 as and when

Ground Rent: £25 pa

3 DOUBLE BEDROOMS CHARACTER GROUND FLOOR FLAT

ALLOCATED PARKING

TALBOT PARK highly sought after location

994 year LONG LEASE

SHOWER ROOM with WC and sink

PART DOUBLE GLAZED

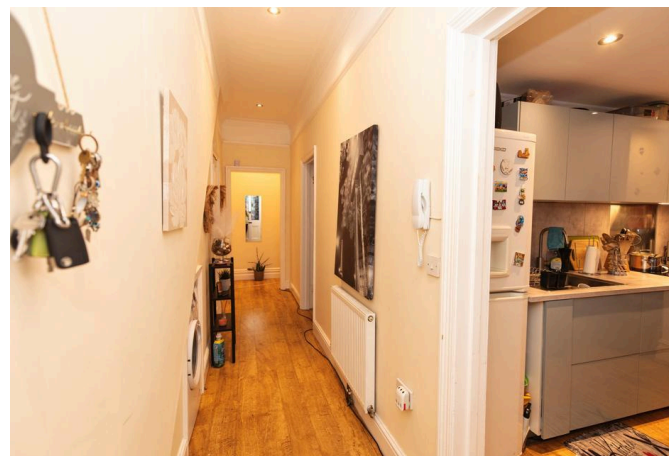
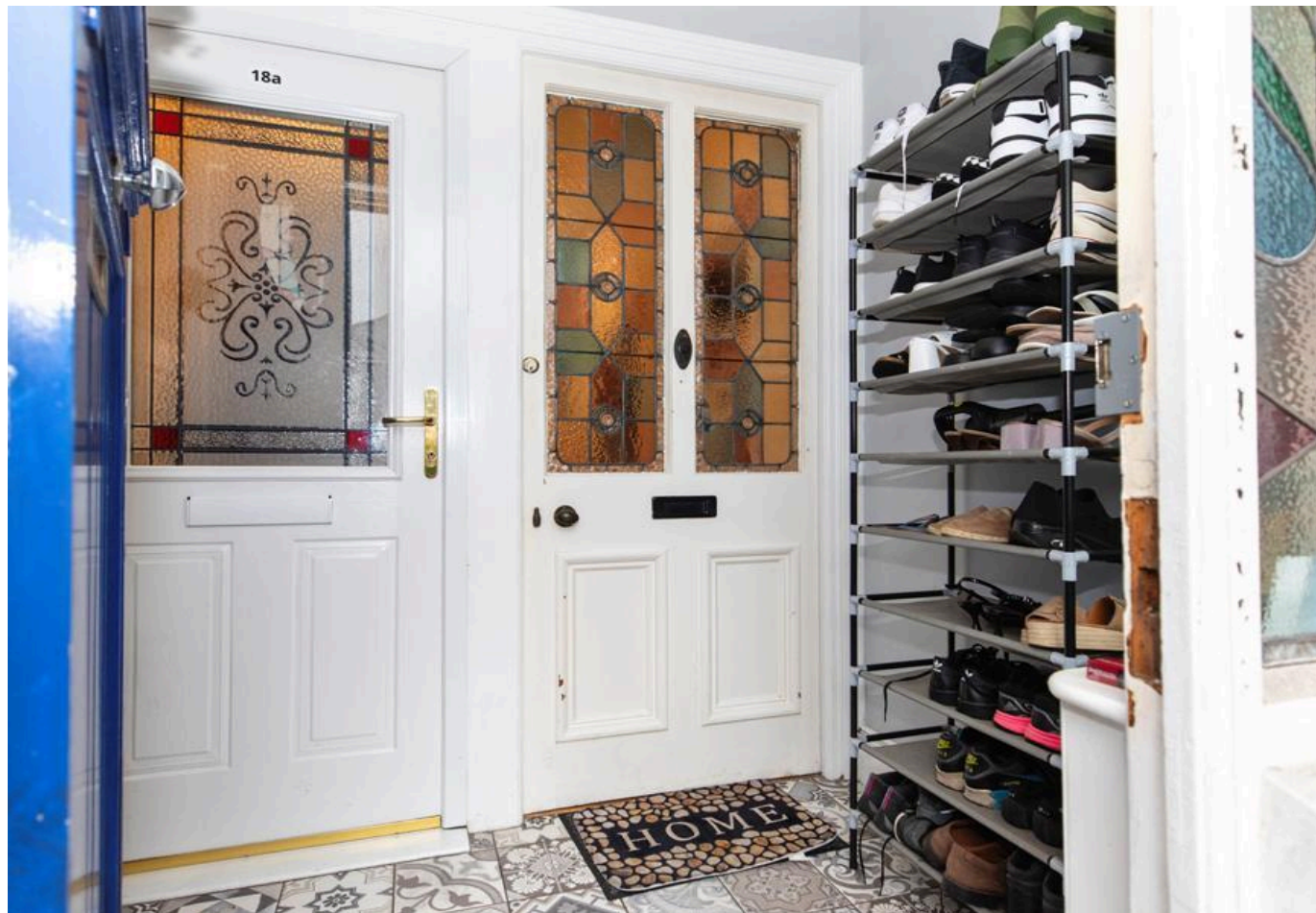
GAS CENTRAL HEATING

NO CHAIN

OPEN PLAN LOUNGE/KITCHEN/DINER

SEPARATE WC

Guide Price £260,000



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.