



## Talbot Avenue

Talbot Woods, Bournemouth, Dorset BH3 7HZ

£220,000

- Ground Floor Flat
- Two Double Bedrooms
- 19ft Lounge/Diner
- Gas Central Heating
- UPVC Double Glazing
- Garage
- Communal Gardens
- Share of Freehold



### **HOUSE & SON**

House & Son are delighted to be able to offer for sale this ground floor purpose built flat located in a popular block within close proximity to Bournemouth University, Talbot Woods and Winton high street. The accommodation comprises spacious and well proportioned rooms, two double bedrooms with built in wardrobes, 19ft living/dining room and separate kitchen, family bathroom, gas central heating and UPVC double glazing. Situated within well kept communal gardens and ornamental pond. There is a garage in block and allocated off road parking space. This property would be an ideal purchase for investment, first time buyer or downsizing.



### **COMMUNAL ENTRANCE**

Intercomentry system. Communal hall, door to flat No 13.

### **ENTRANCE PORCH**

Wood block floor, built in cupboard housing fuse box and shelves.

### **LIVING/DINING ROOM**

**19' 11" x 12' 9" (6.07m x 3.89m)**

UPVC double glazed window to front. Two radiators. Coved and smooth ceiling. Wooden parquet floor.



### **KITCHEN**

**9' 8" x 6' 11" (2.95m x 2.11m)**

UPVC double glazed window overlooking gardens. One and half bowl single drainer sink unit, roll top work top surfaces with range of drawers and base units, space and plumbing for washing machine, space for gas cooker and space for fridge/freezer. Range of matching wall mounted units with filter hood and tiled splashback. Radiator.

### **INNER HALL**

From living room door to inner hall. Built in airing cupboard housing gas fired boiler serving hot water and central heating, wall mounted programmer.

### **BEDROOM ONE**

**16' 7" x 11' 11" (5.05m x 3.63m)**

Built in floor to ceiling wardrobes, radiator and UPVC double glazed window to front.

### **BEDROOM TWO**

**13' 0" x 8' 6" (3.96m x 2.59m)**

UPVC double glazed window to rear, radiator and built in wardrobe.

### **BATHROOM**

Suite comprises white panel bath with mixer attachment and electric shower over. Pedestal wash hand basin, low level WC, heated towel rail, part tiled walls and UPVC double glazed frosted window to side.

### **PARKING**

There is a garage in block and allocated parking space.

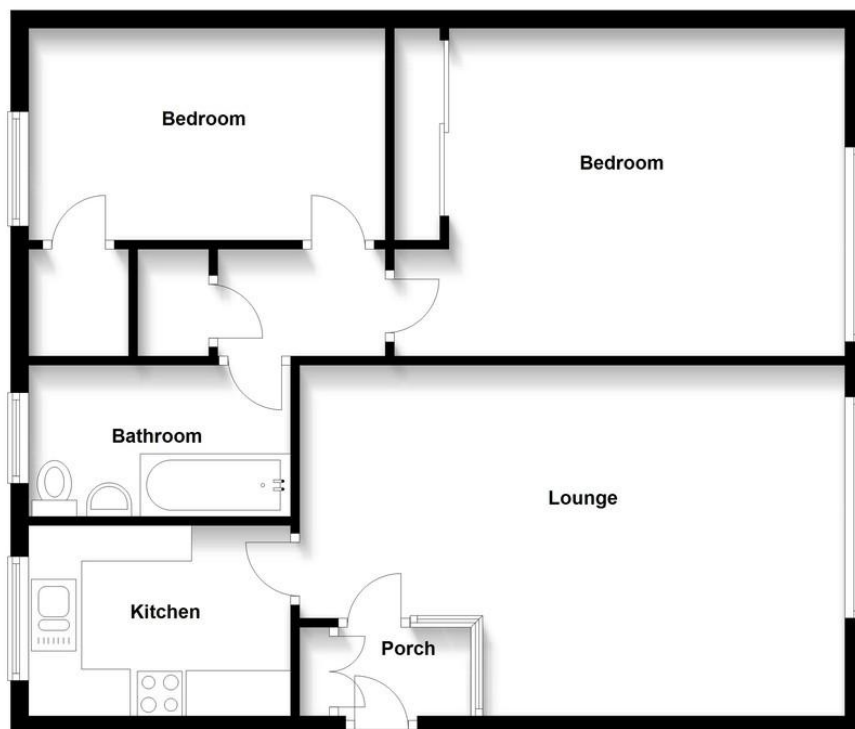
### **TENURE & CHARGES**

Tenure - Share of Freehold, 999 years from 2008 (approximately 982 years remaining).

Service Charges - £793.42 per six months (1,586.84 per annum).



**Ground Floor**  
Approx. 70.1 sq. metres (754.7 sq. feet)



Total area: approx. 70.1 sq. metres (754.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 532500)  
Plan produced using PlanUp.

**COUNCIL TAX BAND**

Tax band C

**TENURE**

Share of Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole Council

English | [Contact](#)

**Energy performance certificate (EPC)**

<small>Fig 13</small> <small>The Manager</small> <small>40 Dorset Avenue</small> <small>Bournemouth BH9 2HH</small>	Energy rating <b>C</b>	Valid until 4 June 2025
Certificate number 0560-2843-0200-2307-1121		
Property type	Ground-floor flat	
Total floor area	70 square metres	

**OFFICE**

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