





HOUSE & SON

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Naim Court is a purpose-built block that gets it right: spacious layouts, classic design, and a setting that's both practical and peaceful. Set within a generous plot, the block is surrounded by well-maintained communal gardens, offering a welcoming space for residents to enjoy. Quiet and well-kept, it's situated in one of the most desirable neighbourhoods in the area.

Inside this ground-floor apartment, you will find two good-sized double bedrooms, with the master featuring the bonus of an en-suite shower room. The lounge/diner is bright and versatile, offering plenty of room for relaxing or entertaining. The modern fitted kitchen and a family bathroom complete the layout, ticking all the boxes for comfortable living.

Additional benefits include double glazing, a sensible service charge, a long lease, and the added benefit of a private garage within the block.

The prestigious location in Talbot Woods is a real highlight. You are within walking distance of the popular West Hants Club for fitness and leisure, Meyrick Park with its green open spaces and golf course, and Bournemouth Train Station for excellent transport links. For everyday essentials, Waitrose in BH9 is just around the corner.

Not to be missed, please call for a viewing today to avoid disappointment.



ENTRANCE

Wooden door with reinforced safety glass.

RECEPTION HALLWAY

Communicating hallway. Radiator, two large double storage cupboards (one housing the washing machine). Laminate flooring.

LOUNGED/INER

16' 11" x 11' 11" (5.16m x 3.63m)

Laminate flooring. Double radiators, feature electric fireplace, UPVC double glazed window to the rear, with an outlook over the communal gardens.

KITCHEN

11' 11" x 7' 10" (3.63m x 2.39m)

Modern fitted kitchen with a matt black sink, with a drainer to the side, chrome mixer tap over, inset into a stone effect worktop surface, with a range of base units under including an integrated dishwasher. Further matching wall mounted units and tall cupboards, housing fridge/freezer, electric fan oven and microwave, tiled splashback, laminate flooring and a UPVC double glazed window to the rear.

MASTER BEDROOM

13' 5" x 11' 11" (4.09m x 3.63m)

UPVC double glazed window to the rear with a double radiator under, further UPVC double glazed window to the side. Range of floor to ceiling wardrobes with box units over, laminate flooring and access into en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece white en-suite shower room. Walk-in shower, with mirrored doors, speckled aqua board and stainless steel shower with rainfall shower head. Low-level WC. Wash hand basin. Extractor fan.

BEDROOM TWO

12' 3 into recess" x 11' 8" (3.73m x 3.56m)

Floor to ceiling wardrobes with sliding doors, UPVC double glazed window to the side, laminate flooring and radiator.

BATHROOM

8' 11" x 6' 9" (2.72m x 2.06m)

White four piece suite comprising corner shower with glass door and a chrome T-bar shower with a waterfall head, bath with side,



end panels and chrome taps over. Wash hand basin with vanity unit underneath. Tiled floor and tiled walls. Chrome towel rail and two obscure UPVC double glazed windows.

GARAGE N0 6

Up and over door.

TENURE

Leasehold - 126 years remaining.
Maintenance - £1,630.38 per annum.
Ground Rent - £25.00.



GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2022



English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 4 Naim Court Naim Road BOURNEMOUTH BH3 7BE	Energy rating C	Valid until: 3 October 2032
		Certificate number: 6490-5546-0722-8109-3023

Property type	Ground-floor flat
Total floor area	87 square metres

348 Wimborne Road, Bournemouth,
Dorset, BH9 2HH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.