

Talbot Road, Bournemouth, Dorset BH9 2JG



Offers Over £150,000 Leasehold



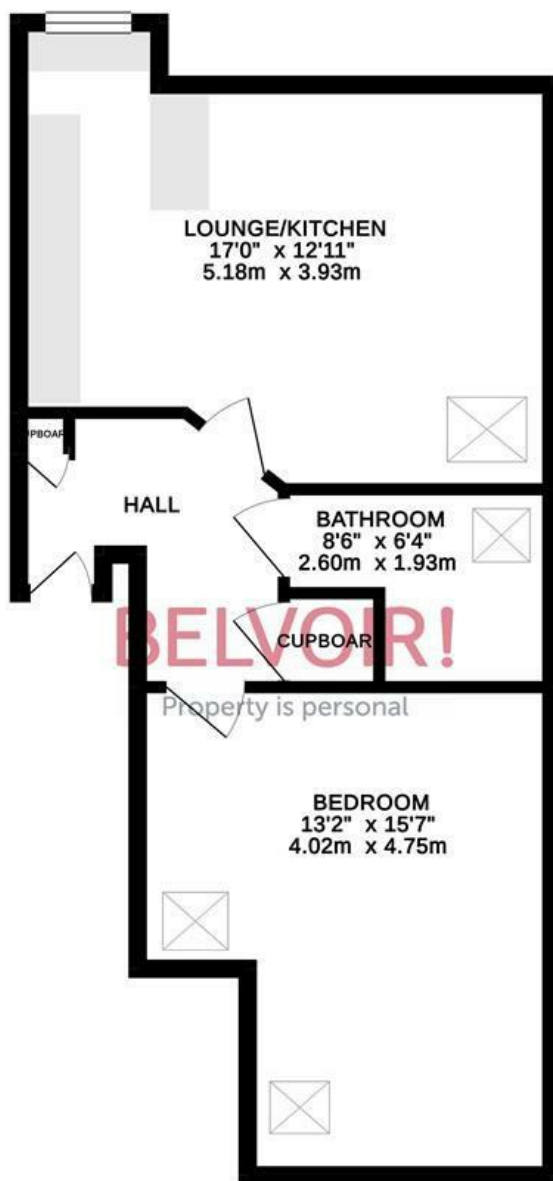
*** SECOND FLOOR FLAT * ONE BEDROOM * OPEN PLAN LOUNGE/KITCHEN * MODERN BATHROOM * BUILT IN 2011 * ALLOCATED OFF ROAD PARKING SPACE ***

A well presented one bedroom second floor apartment situated in between Winton Banks and Talbot Woods. The block 'Fraser Court' was built in 2011 and benefits from the NHBC warranty. The property is accessed via a secure intercom entrance system. The accommodation comprises of an entrance hall which benefits from new wood laminate flooring. The open plan lounge/kitchen benefits from a UPVC double glazed window and velux. There is a range of units and work surfaces and a built in oven and electric hob. There is an integrated fridge and washer/dryer machine. The bedroom benefits fitted shelving two velux windows. The bathroom has a bath with glass shower screen and shower over, wash hand basin and toilet, it also benefits from a velux window. The property further benefits from storage cupboards and electric heating. Externally, there is one allocated off road parking space and access to the communal bicycle store. Viewings are highly recommended.

The Property is located in the sought after Talbot Road, BH9 location, within walking distance of Winton High Street and its abundance of local amenities and home to major bus routes in and out of Bournemouth town centre, again only a short drive away, within close vicinity to the Bournemouth train station and just minutes from the Wessex way in and out of Bournemouth, perfect for commuters.




FLAT
505 sq. ft. (46.9 sq. m.) approx.



TOTAL FLOOR AREA : 505 sq. ft. (46.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	