



Talbot Avenue, Dorset, BH3

£350,000 *Share of Freehold*



An immaculately presented two bedroom apartment set within this small gated development in the heart of Talbot Woods. Offering modern, spacious accommodation which is set over two floors with many unique features.

KEY FEATURES

- Gated development
- Set over the first & second floor
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Large lounge diner
- Landscaped communal gardens



Westbourne

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DESCRIPTION

Situated within the highly sought-after Talbot Woods, this beautifully presented two-bedroom maisonette forms part of an exclusive gated development, offering a rare combination of privacy, space, and modern living. Arranged thoughtfully over the first and second floors, the property enjoys an elevated aspect, with wonderful views over the landscaped communal gardens.

Step through the secure entrance to discover a spacious layout, featuring a large lounge diner ideal for relaxing or entertaining guests and the added benefit of vaulted ceilings. The heart of the home is a sleek, contemporary open plan kitchen, finished to an exceptional standard with modern appliances and ample workspace. Both bedrooms are generous doubles, thoughtfully designed to maximise space and natural light, with two stylish modern bathrooms and a utility / generous storage area ensuring daily life runs smoothly.

Storage is rarely an afterthought in this home, with an incredible amount of built-in solutions throughout. Pets are welcome. Externally, there is allocated secure parking within the gated grounds, providing peace of mind and easy access day or night. The landscaped gardens are shared with just this flat and one other in the building and benefit from established borders and a decked area for outside dining.

Talbot Woods boasts an enviable position, being close to local amenities, boutique shops, charming cafes, and quality restaurants. Excellent transport links place the wider area within easy reach, whether commuting for work or exploring the vibrant local lifestyle. Enjoy the feel of a leafy residential enclave, without being far from everything Bournemouth and the South Coast have to offer.





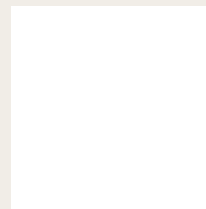
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260057>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 977 years

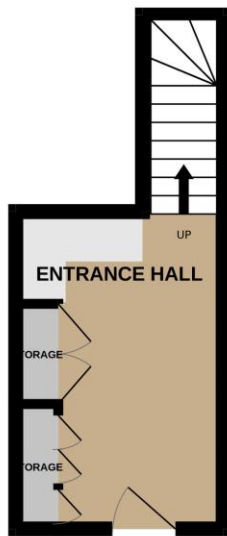
Service Charge: £1800 per annum

Council Tax Band: D

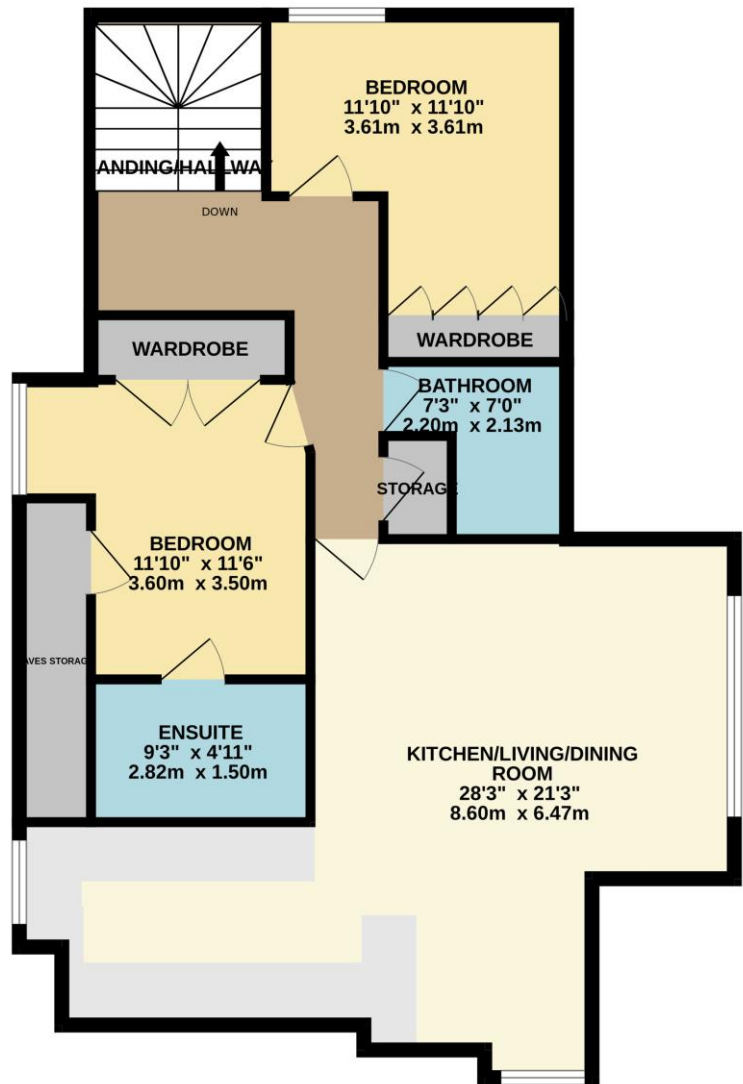
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
127 sq.ft. (11.8 sq.m.) approx.



1ST FLOOR
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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