



## Glenferness Avenue, Dorset, BH4

£450,000 *Share of Freehold*

3  1  2 

A beautifully presented three bedroom first floor apartment set within a contemporary high specification purpose built development in one of the area's most popular tree lined roads.

### KEY FEATURES

- Modern purpose built development
- First floor
- Three bedrooms
- Two modern bathrooms
- Contemporary kitchen diner
- Spacious lounge diner
- Fantastic balcony enjoying wooded aspect



**Westbourne**

01202 767633 | [westbourne@winkworth.co.uk](mailto:westbourne@winkworth.co.uk)





## DESCRIPTION

Introducing this stunning first-floor apartment nestled in the prestigious area of Talbot Woods in Bournemouth. Featuring a large balcony with garden views, contemporary fittings, spacious accommodation, and secure underground parking, this property offers a luxurious and convenient living experience.

Talbot Woods boasts wide, tree-lined roads, making it one of the most sought-after locations in the area. Just a short distance away, residents can enjoy the vibrant amenities of Bournemouth Town Centre, award-winning sandy beaches, and the charming Westbourne Village with its unique shops, bars, and restaurants.

In addition, Talbot Woods is home to the esteemed Talbot Heath School, the West Hants Tennis and Leisure Club, and the exclusive 'The Club' at Meyrick Park, offering an 18-hole golf course, gym, and

swimming pool. Convenient transport links, including the Bournemouth Wessex Way and mainline train stations, provide easy access to London in just 1 hour and 30 minutes.

This contemporary apartment spans 1026 sqft and comprises three bedrooms and two bathrooms, making it an ideal home for modern living.







## LOCATION

Talbot Woods is considered to be the most prestigious location within the Bournemouth area with the majority of the properties lying in wide, tree lined roads. Talbot Woods is approximately one and half miles from the excellent range of leisure and shopping facilities at Bournemouth Town Centre and the award winning, safe sandy beaches.

Westbourne Village is also just a mile away offering a variety of independently owned shops, bars and restaurants. Local facilities within Talbot Woods include the sought after Talbot Heath School, the West Hants Tennis and Leisure Club and just a mile away is the 'The Club' at Meyrick Park offering an 18 hole golf course, gym and swimming pool amongst other facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 136 year and 4 months

**Service Charge:** £3692 per annum

**Ground Rent:** £ 0 Annually

**Council Tax Band:** D

**EPC rating:** To be confirmed

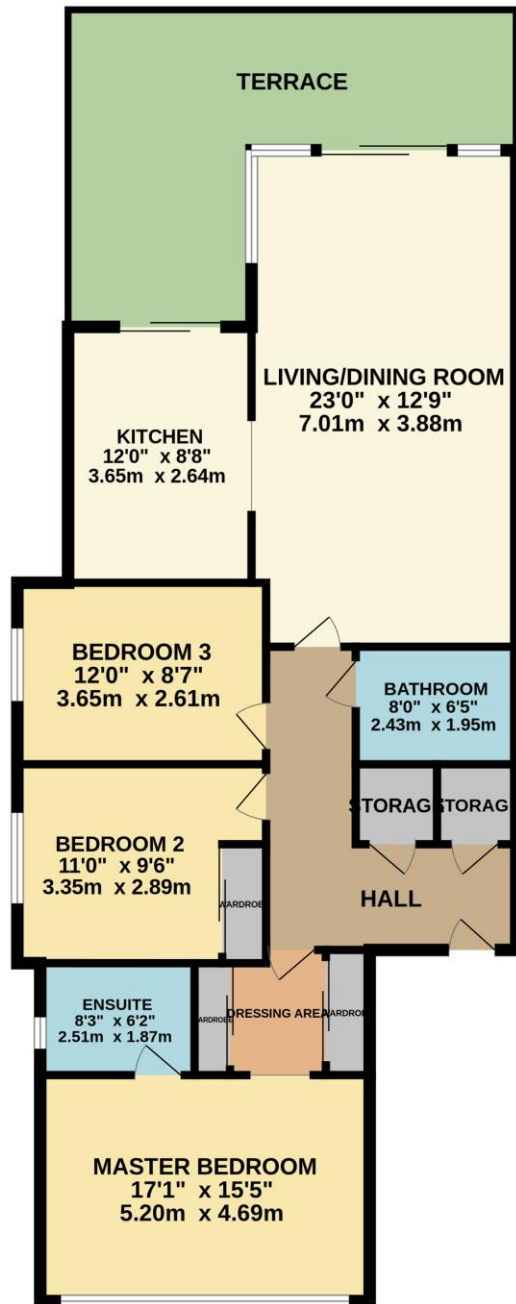
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

FIRST FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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