



Talbot Court Wimborne Road, Bournemouth BH9 2EQ

welcome to

Talbot Court Wimborne Road, Bournemouth

A BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT SITUATED ON WINTON HIGH STREET. THE APARTMENT BENEFITS FROM : * A DUAL ASPECT SITTING ROOM * FITTED KITCHEN WITH BUILT-IN OVEN & HOB * FITTED BATHROOM * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING * BALCONY * ALLOCATED PARKING *





Total floor area 62.0 sq.m. (667 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

This immaculately presented first floor apartment, situated in a purpose built block in Winton, Bournemouth. Situated on the Winton High Street close to the shops, facilities, restaurants and public transport links. Bournemouth Town Centre, with its award winning beaches, shops, vibrant bars and array of restaurants is only 2.5 miles away. Features include two double bedrooms, large light and airy lounge/diner, modern family bathroom, modern kitchen and parking space. Nearby Schools: Winton Primary School, Winton Arts and Media College, Winton Boys Academy and Glenmoor Girls Academy.

Entering the property via a communal hallway into a good sized hallway with doors into all rooms. To the front, a large light and airy lounge/diner, two windows to the front and a door leading to a side aspect balcony. At the centre of the flat is a modern fitted kitchen with ample storage units, hob and oven and space for a fridge/freezer and washing machine. There are two good sized bedrooms both serviced by a modern family bathroom. The property also comes with a parking space.

Lounge / Diner

16' 5" x 16' 3" (5.00m x 4.95m)

Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)

Bedroom One

12' 4" x 8' 9" (3.76m x 2.67m)

Bedroom Two

9' 1" x 8' 2" (2.77m x 2.49m)

Bathroom

8' 6" x 6' 7" (2.59m x 2.01m)

Balcony

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- WELL PRESENTED FIRST FLOOR APARTMENT
- LARGE LIGHT AND AIRY LOUNGE/DINER
- SITUATED IN A POPULAR BLOCK IN WINTON
- TWO GOOD SIZED BEDROOMS
- MODERN BATHROOM
- MODERN FITTED KITCHEN
- SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: D

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN108200

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WTN108200 - 0006

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