



CEDAR LODGE, GLENFERNESS AVENUE, BOURNEMOUTH, DORSET, BH4

£335,000 LEASEHOLD

An immaculately presented two bedroom first floor apartment set within a contemporary development in one of the area's most popular tree lined roads which sits a short distance from both Westbourne and Bournemouth town centre and just moments from the Bournemouth gardens. The apartment benefits from bright modern accommodation throughout with a large private patio overlooking the rear gardens.

Two double bedrooms | Two contemporary bathrooms | Large lounge diner | Modern kitchen | Large secluded balcony | Two allocated parking spaces | Long Lease

Westbourne | 01202 767633 |

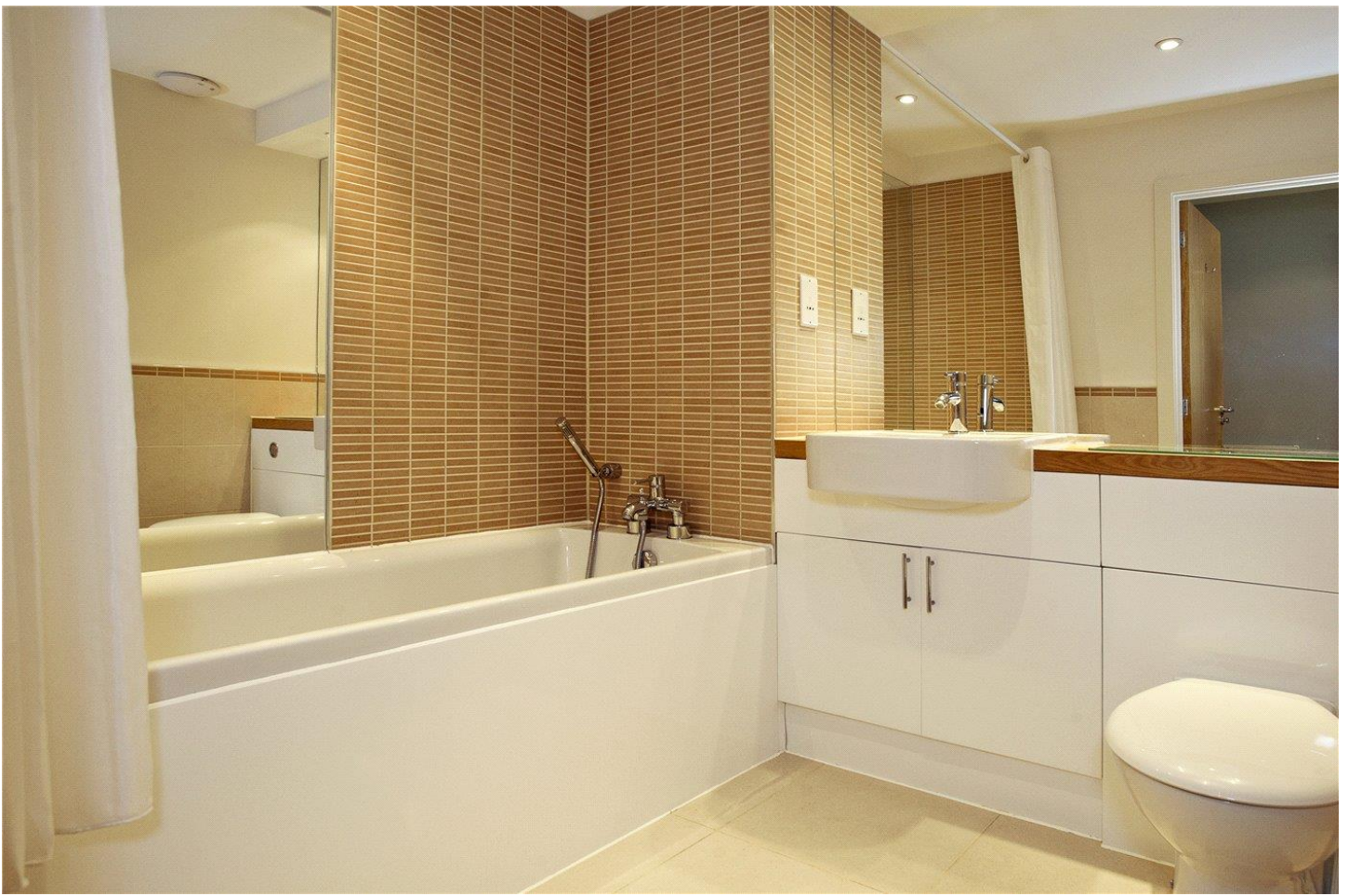
Winkworth



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.



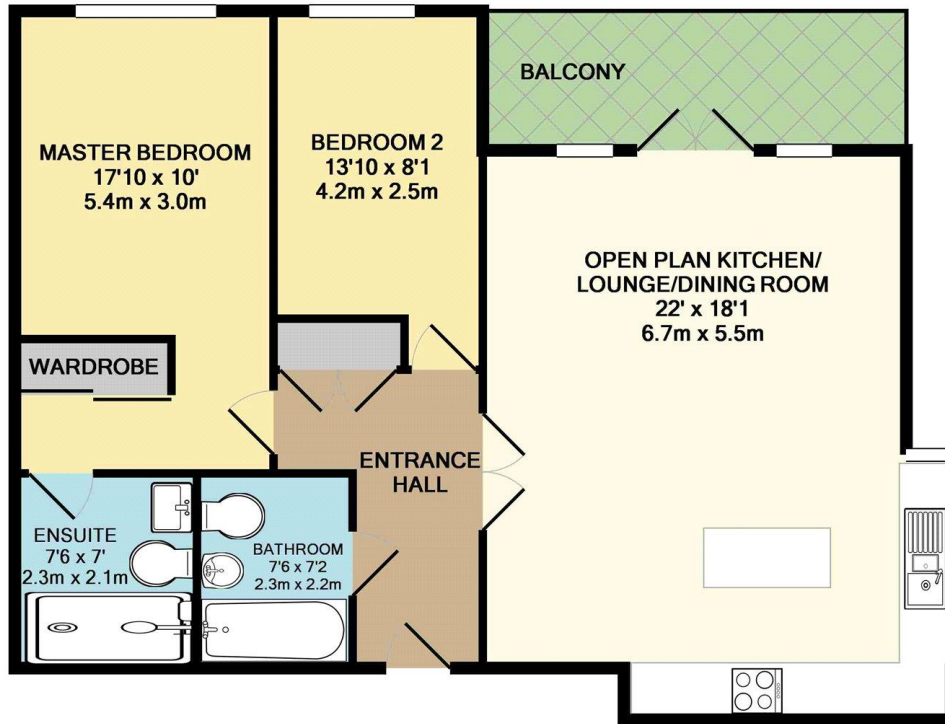
DESCRIPTION

The apartment is situated on the first floor which is accessed via a lift or stairs through well-presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment and has been fitted with a contemporary light wooden floor and provides doors to principal rooms and a large store cupboard. The wooden floor continues throughout and helps provide the apartment with a light and spacious feel.

The large lounge is a particular feature of the property with access onto the large secluded balcony which benefits from superb views over the communal gardens with the protected pugs hole chine beyond. The lounge is of a good size and there is also ample room for a dining table as required. The kitchen is open to the lounge and benefits from range of base and eye level work units with a kitchen island and integrated appliances.

There are two double bedrooms both enjoying views of the communal gardens through large double glazed windows which offer plenty of light. The master bedroom features large fitted wardrobe storage as well as a dressing area that in turn leads into the beautifully finished en-suite shower room. Completed to a high specification with walk in shower, wc and wash hand basin this is a wonderful addition to the master. The second bedroom is well proportioned and also includes fitted wardrobes. The family bathroom comprises of a suite to include WC, wash hand basin and panelled bath.

There are two allocated parking spaces conveyed with the apartment, one in the underground parking area which is housed behind secure electric gates and one outside to the front of the building.



TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

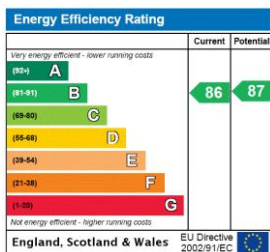
TENURE: Leasehold – 140 years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1800 per annum

AT A GLANCE

- Two double bedrooms
- Two contemporary bathrooms
- Large lounge diner
- Modern kitchen
- Large secluded balcony
- Two allocated parking spaces
- Long Lease



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