



OAKWOOD, 2 ROSLIN ROAD SOUTH, BOURNEMOUTH, DORSET, BH3

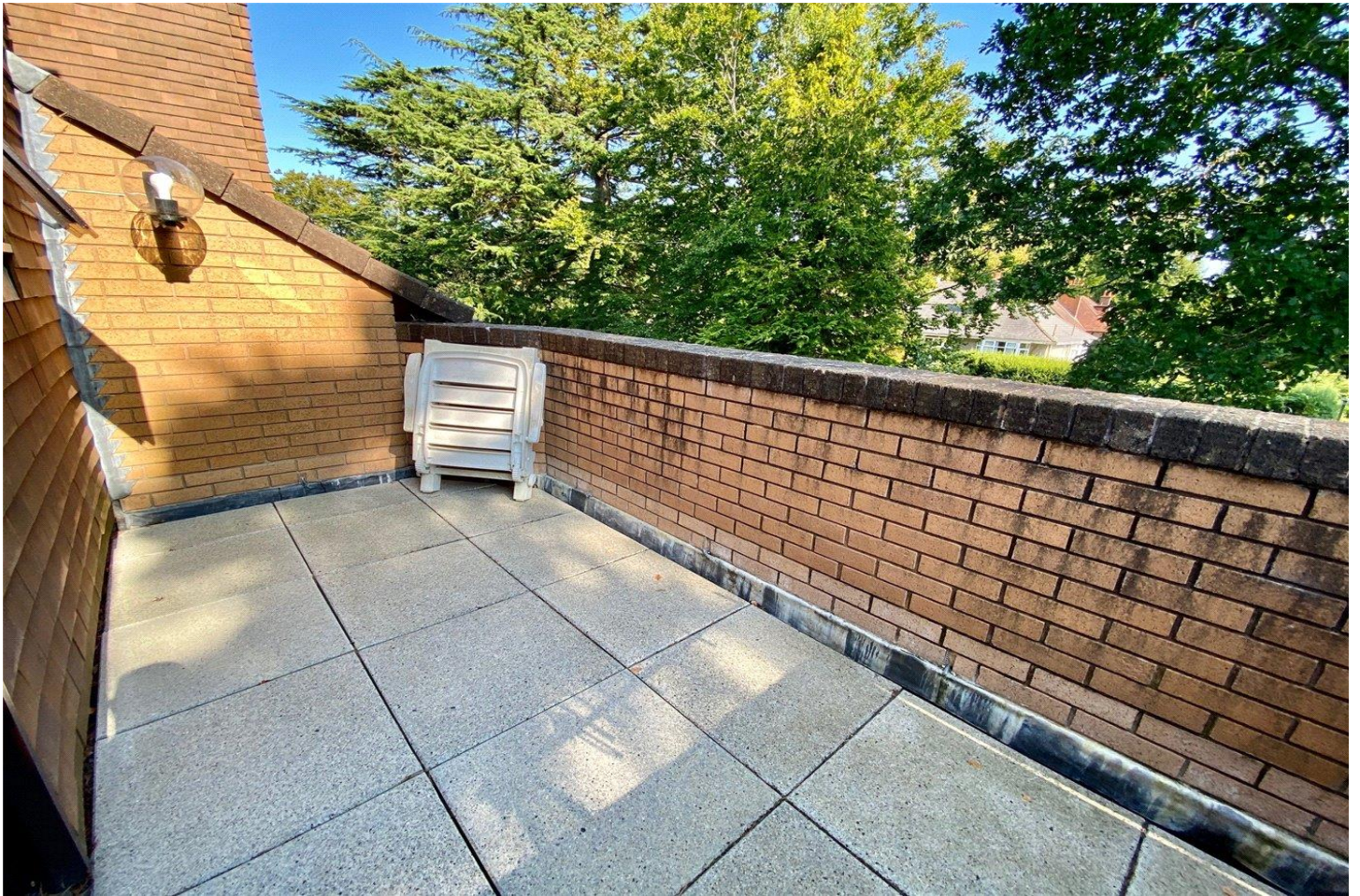
£300,000 SHARE OF FREEHOLD

An incredibly spacious penthouse apartment situated in the heart of the popular Talbot Woods area which is close to local amenities and good transport links with the development lying directly opposite the West Hants tennis club. The property offers a unique & contemporary architectural design throughout with two roof terraces and a garage.

Penthouse apartment | Two double bedrooms | Two bathrooms |
Exceptionally large lounge diner | Kitchen breakfast room | Loft room |
Two roof terraces | Garage

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 2 hours 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.



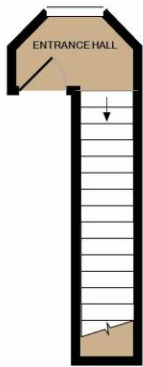
DESCRIPTION

The property is situated on top floor. A private front door to the flat is located on the first floor of the communal hallways, from here a further internal flight of stairs leads up to the living space.

The exceptionally large lounge diner is a particular feature of the property benefitting from unique features to include an exposed brick wall, a vaulted ceiling with timber cladding and access on to the first of two roof terraces via patio door. The kitchen is fitted with a range of base and eye level work units with a breakfast bar area and space and plumbing for domestic appliances. The hallway houses several storage cupboards, a reception area with sky lights and access into the loft room via a descending stair case.

There are two double bedrooms both with fitted wardrobes and the added benefit of an en-suite bathroom and roof terrace to the master bedroom. The family bathroom comprises of a suite to include WC, wash hand basin and a cubicle shower.

Outside a garage is conveyed with the apartment .



GROUND FLOOR
APPROX. FLOOR
AREA 71 SQ.FT.
(6.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1144 SQ.FT.
(106.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 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

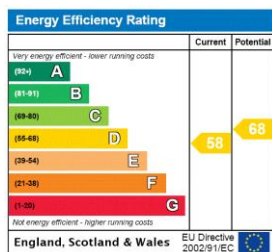
COUNCIL TAX BAND: D

TENURE: Share of Freehold

SERVICE CHARGE: £1960 per annum

AT A GLANCE

- Penthouse apartment
- Two double bedrooms
- Two bathrooms
- Exceptionally large lounge diner
- Kitchen breakfast room
- Loft room
- Two roof terraces
- Garage



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