



GLENFERN HALL, 12 GLENFERNESS AVENUE, BOURNEMOUTH, DORSET, BH4

£230,000 SHARE OF FREEHOLD

A well presented and good size two bedroom first floor apartment set within a purpose built development in the popular Talbot Woods area which benefits from easy access to the town centre and the beach through the Bournemouth gardens with Westbourne also nearby.

First floor | Two double bedrooms | Large lounge diner | Kitchen breakfast room | Modern bathroom | Balcony | Allocated parking | Superb location

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

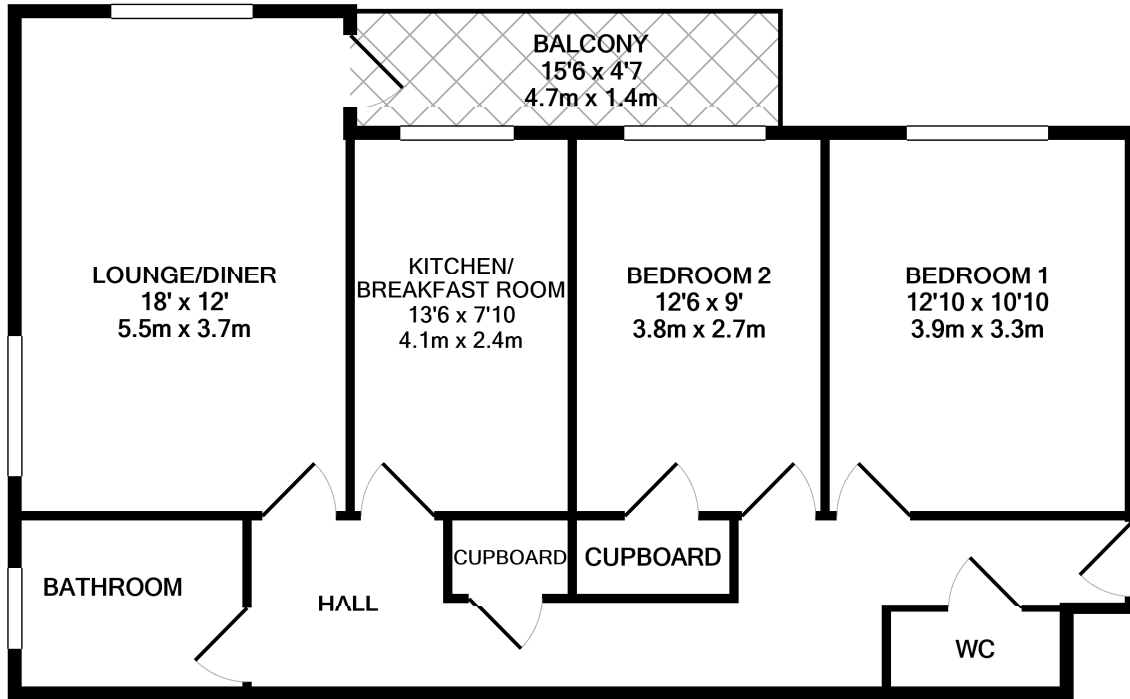
The property is situated on the first floor which is accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hallway which houses a store cupboard and doors to principal rooms.

The dual aspect lounge is a very good size with ample room for a dining table. and rear views over the communal gardens. There is also access onto the private balcony through a patio door.

The kitchen breakfast room is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with space for free standing furniture and views over the rear communal gardens. The bathroom is tiled and comprises a modern suite to include WC, wash hand basin and shower bath with curved glass screen and wall mounted shower.

A parking space is conveyed with the apartment in the covered parking area.



TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.8 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

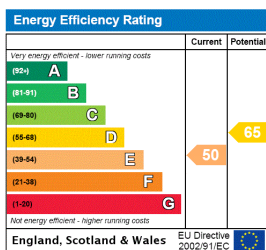
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- First floor
- Two double bedrooms
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- Kitchen breakfast room
- Modern bathroom
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