



CEDAR LODGE, GLENFERNESS AVENUE, TALBOT WOODS, BOURNEMOUTH, DORSET, BH4

£325,000 LEASEHOLD

A beautifully presented two bedroom first floor apartment set within a contemporary high specification purpose built development in one of the area's most popular tree lined roads. Being just a short distance from both Westbourne Village and Bournemouth town centre, just moments from the Bournemouth gardens and near the award winning sandy beaches, the location of this fantastic apartment is second to none. The property benefits from contemporary features throughout and has a large private balcony enjoying a pleasant wooded aspect.

Two double bedrooms | Luxury bathroom and En-Suite | Contemporary kitchen diner | Spacious lounge | Fantastic balcony enjoying wooded aspect | High specification throughout | Sought after location | Secure underground parking

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

Access to the development is through the beautifully maintained secure communal entrance hallway where stairs or lift lead to the first floor landing where the apartment can be found. A private front door then leads into the entrance hall which houses a store cupboard and doors to principal rooms.

The large lounge diner is a particular feature of the apartment set overlooking the wooded aspect to the front of the development and having plenty of space for a sofa suite and chairs as desired and a dining table. From the lounge, doors lead out onto the beautiful balcony which will easily accommodate a table and chairs and enjoys a pleasant outlook. The high quality, spacious kitchen is open to the lounge and is finished in a contemporary style benefitting from a superb range of base and eye level cupboard and drawer units, adjoining work surface areas, built-in 'Neff' Oven, microwave and hob, and an integrated washer dryer, dishwasher and fridge freezer.

There are two double bedrooms both of which are of a good size. The master bedroom has access onto the pretty balcony and benefits from fitted wardrobes and a luxury en-suite shower room comprising a corner shower cubicle, inset wash hand basin with vanity unit beneath, a low level wc and contemporary tiling.

The family bathroom is beautifully fitted giving a luxury feel with the suite including a panel enclosed bath with shower attachment, inset wash hand basin with vanity unit below, a concealed cistern wc and is finished with contemporary wall and floor tiles.

Outside, there are beautiful communal gardens to the rear of the development and there is one secure underground parking space conveyed with the apartment in addition to the visitor parking to the front.



TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 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

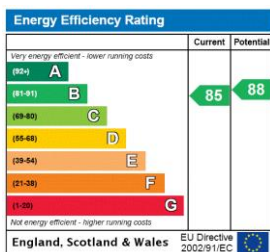
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1948 per annum

AT A GLANCE

- Two double bedrooms
- Luxury bathroom and En-Suite
- Contemporary kitchen diner
- Spacious lounge
- Fantastic balcony enjoying wooded aspect
- High specification throughout
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