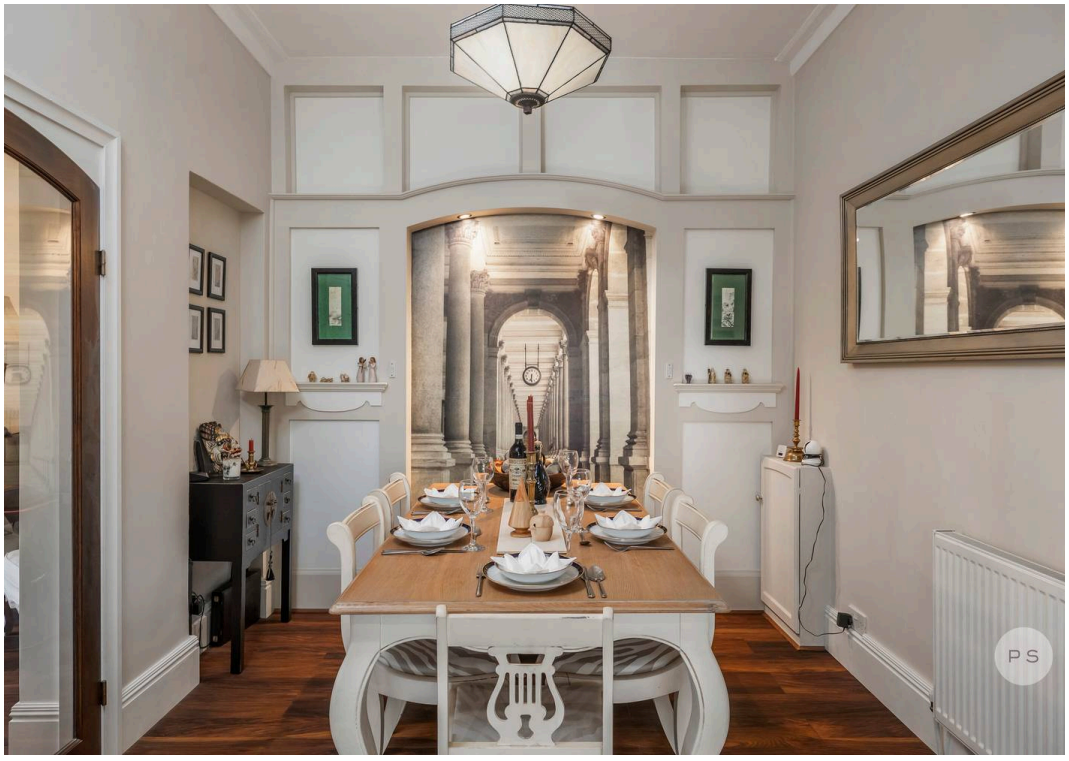


Flat 1, 15 Dunbar Road, Talbot Woods, Bournemouth - BH3 7AZ

£450,000









Flat 1, 15 Dunbar Road

Talbot Woods, Bournemouth

Set within the prestigious residential area of Talbot Woods, this impressive ground floor apartment combines the elegance of a period property with the comfort and practicality of modern living. High ceilings, generous bay windows and an attractive marble fireplace create a wonderful sense of character, while the light and spacious accommodation is complemented by a private entrance, substantial storage and secluded outdoor seating. Forming part of a well managed conversion of just five apartments, the property enjoys a particularly peaceful setting, with the added convenience of parking directly outside its own front door.

- Ground floor apartment with its own private entrance
- Pets considered under licence
- No forward chain
- Period conversion of just five apartments
- Separate dining room for everyday meals and entertaining
- Bespoke solid wood kitchen with a range cooker
- En-suite bathroom with shower facilities and underfloor heating, plus a separate fully tiled shower room
- Insulated walls and Glow Worm boiler installed in 2022
- Large loft, garage, allocated off-road parking and use of a secluded decked seating area
- Within walking distance of the train station, Waitrose, West Hants Tennis Club and the scenic walks of Meyrick Park
- Internal area of approximately 1168 sq. ft.
- Share of Freehold
- Service Charge: Approx £2,018.20 per annum
- 999-year lease from 1 January 1991
- Council Tax Band: D: £2,399.99
- EPC Rating: D



ABOUT THE PROPERTY:

The apartment is approached through its own private entrance, opening into an inner lobby and an elegant sitting room. Double doors connect the sitting room with the separate dining area and bespoke kitchen, where solid wood cabinetry has been thoughtfully chosen to complement the building's architecture. The accommodation includes three bedrooms and two fully tiled bath and shower rooms. The principal bedroom enjoys a generous bay window, extensive fitted furniture and an en suite bathroom with underfloor heating. Two further bedrooms provide flexibility for family, guests or home working.

Practical features include insulated walls, a Glow Worm boiler installed in 2022 and two substantial loft storage areas, one accessed from the apartment and the other from the garage, both with pull down ladders.

OUTSIDE:

A private rear door opens onto a secluded decked seating area, providing an attractive setting for outdoor dining and relaxation. Residents also enjoy a large communal garden. The apartment benefits from its own garage, private driveway and generous additional parking, including the convenience of parking immediately outside the front entrance. External water taps are provided in both the garage and secluded garden area.

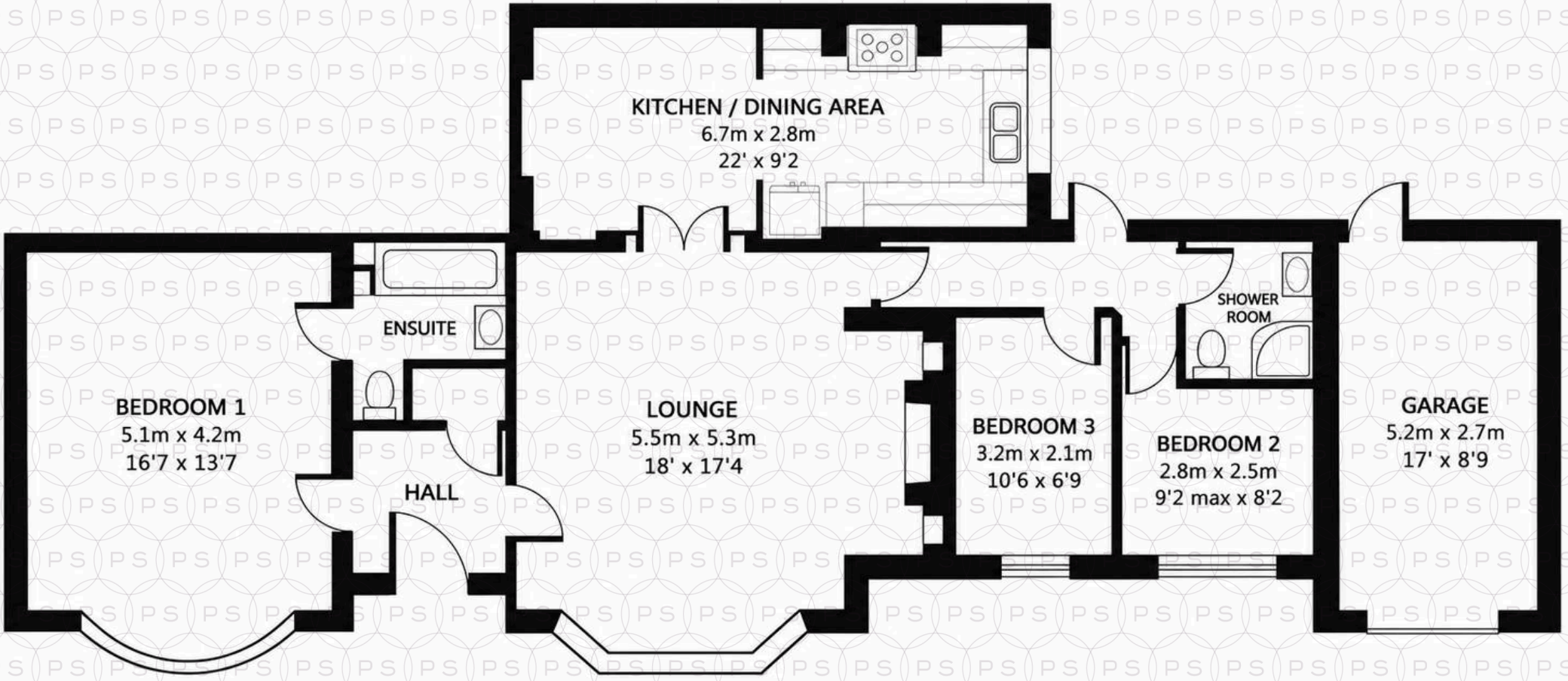
LOCATION:

Talbot Woods is one of Bournemouth's most sought-after residential areas, known for its leafy avenues, character homes and peaceful setting. Nearby Meyrick Park offers woodland walks, golf and leisure facilities, while West Hants Tennis Club is also within easy reach. Local amenities include Waitrose and Talbot Heath School, with Bournemouth railway station approximately one mile away, offering direct links to London Waterloo. Bournemouth town centre and its award-winning sandy beaches are also conveniently located.








KITCHEN / DINING AREA
6.7m x 2.8m
22' x 9'2
ENSUITE
BEDROOM 1
5.1m x 4.2m
16'7 x 13'7
HALL
LOUNGE
5.5m x 5.3m
18' x 17'4
BEDROOM 3
3.2m x 2.1m
10'6 x 6'9
SHOWER ROOM
BEDROOM 2
2.8m x 2.5m
9'2 max x 8'2
GARAGE
5.2m x 2.7m
17' x 8'9



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