



24 Talbot Avenue

*A spacious first and Second Floor maisonette in this imposing character property.*

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ESTATE & LETTING AGENTS



# Flat 4, 24 Talbot Avenue, Talbot Woods, Bournemouth, BH3 7HY

The property itself benefits from exceptionally spacious modern accommodation (including touch sensitive lighting) whilst still retaining original features such as wood burning fireplace and beautiful sash windows.

The kitchen is exceptionally large and features breakfast bar and dining area with integrated dish washer, tumble dryer and washing machine in addition to touch sensitive hob. Original sash windows offer exceptional lighting in this room.

The main bathroom features a double Jacuzzi bath with Italian designed sanitary wear adding that extra wow factor in addition to leaded sash windows offering period character. The staircase leads to 3 spacious bedrooms & the lounge area with double glazing:

The large master suite benefits from a walk in wardrobe in addition to a modernised shower room ensuite again with Italian designed appliances. The second bedroom is generous offering built in mirrored wardrobes. The third bedroom is also a double room.

The lounge offers plenty of additional space for dining in addition to character wood burning fireplace.

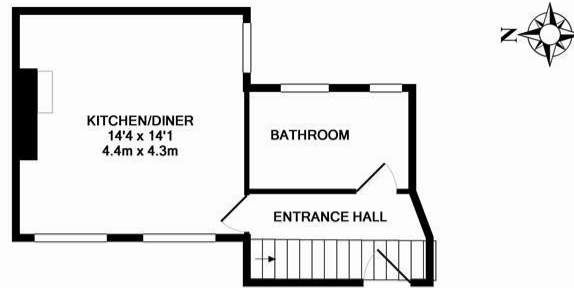
Outside of the property the mature gardens are communal & beautifully maintained with terrace/BBQ area for al fresco summer evenings. There is a private driveway offering allocated parking space & visitor parking.

Local shopping can be found in nearby Winton, while a more diverse range of shopping and leisure facilities together with sandy bathing beaches and mainline railway services, can be found in Bournemouth town centre. The West Hants Tennis Club and Meyrick Park 18 hole golf course, both having their own leisure facilities, are in close proximity. Bournemouth University is also within close proximity.

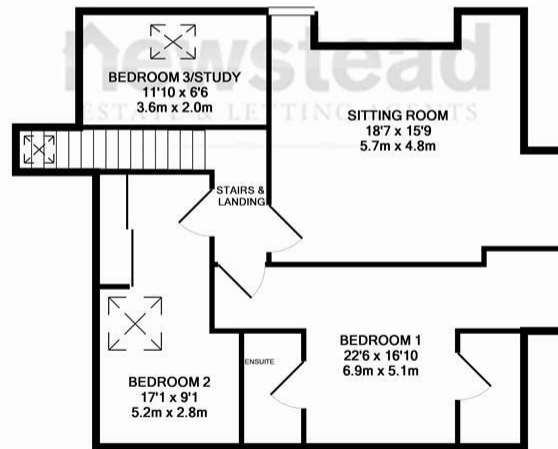








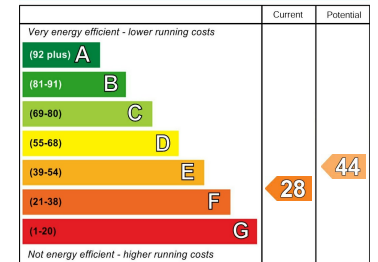
1ST FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 754 SQ.FT.  
(70.1 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 SQ.M.)

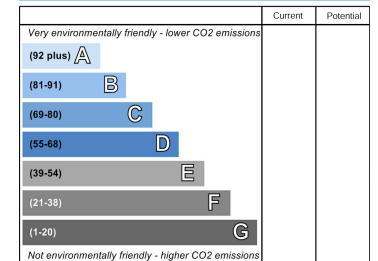
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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