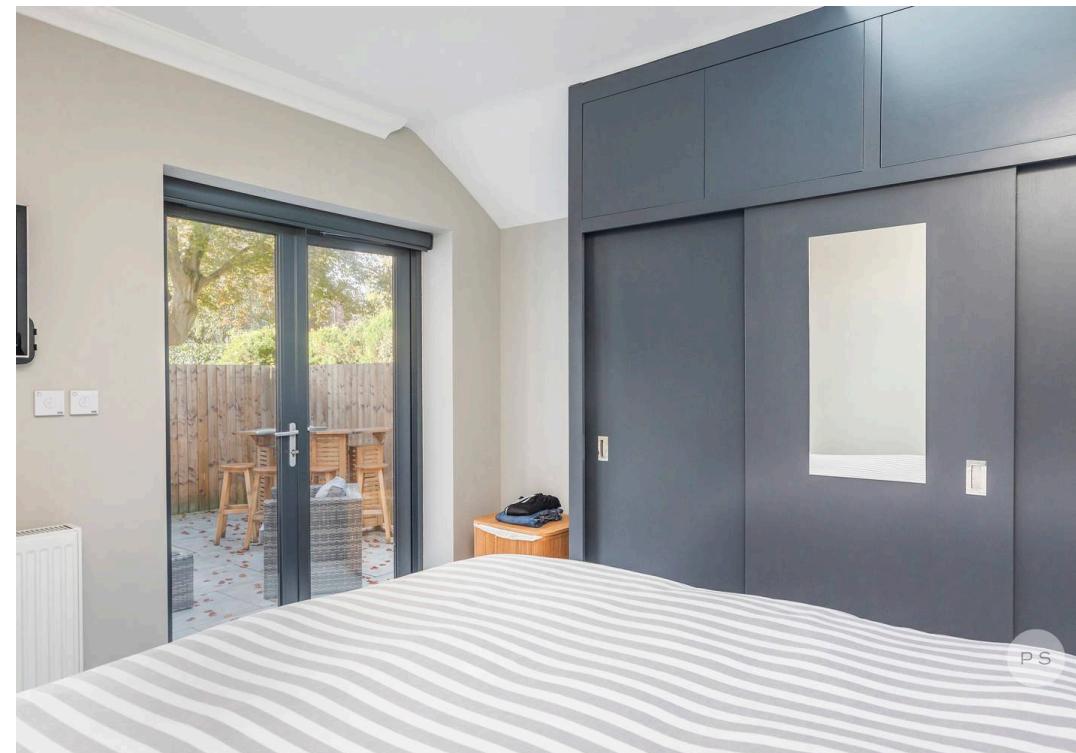


PS



Flat 1, 11 Alyth Road, Talbot Woods, Bournemouth - BH3 7DF
£525,000

PS



Flat 1, 11 Alyth Road, Talbot Woods

This beautifully presented ground-floor apartment offers a rare opportunity to enjoy elegant living in one of Bournemouth's most desirable neighbourhoods. Refurbished to an exceptional standard throughout, the home combines character features with contemporary styling, making this an absolute turnkey property.

- Exceptionally well presented 2 double bedroom, ground floor apartment with private entrance.
- Two luxurious bathrooms including en suite with walk-in shower.
- On entering the property, stylish engineered oak flooring runs throughout the main living areas
- Contemporary kitchen with quartz worktops & integrated appliances
- Spacious lounge with bay window and real flame gas fireplace
- Quiet road positioned in the desirable Talbot Woods area
- Private courtyard garden, plus communal lawned garden, shared with one other apartment.
- Deceptively spacious accommodation of approximately 1085 sq/ft
- Length of Lease 145 years
- Maintenance £1,318 p/a
- Council Tax Band C £2,004.38
- EPC Rating: C



The welcoming lounge features a large bay window, filling the room with light, dressed with stylish shutters, the focal point being a real flame effect fire. The kitchen/diner impresses with sleek grey gloss cabinetry providing ample storage, quartz stone worktops, and quality integrated appliances.

The well-designed layout includes two generous double bedrooms, both with fitted wardrobes, the principal boasting a luxurious en suite with a walk-in double shower. The opulent second bathroom is thoughtfully designed as a wet-room with built-in tiled bench seating, plus the addition of a statement slipper bath.

French doors from the principal bedroom lead to a private, southerly aspect courtyard, perfect for morning coffee or evening dining. The well-maintained communal garden is shared with just one other apartment, coupled with two dedicated parking spaces and a private front entrance add to the sense of comfort and exclusivity.

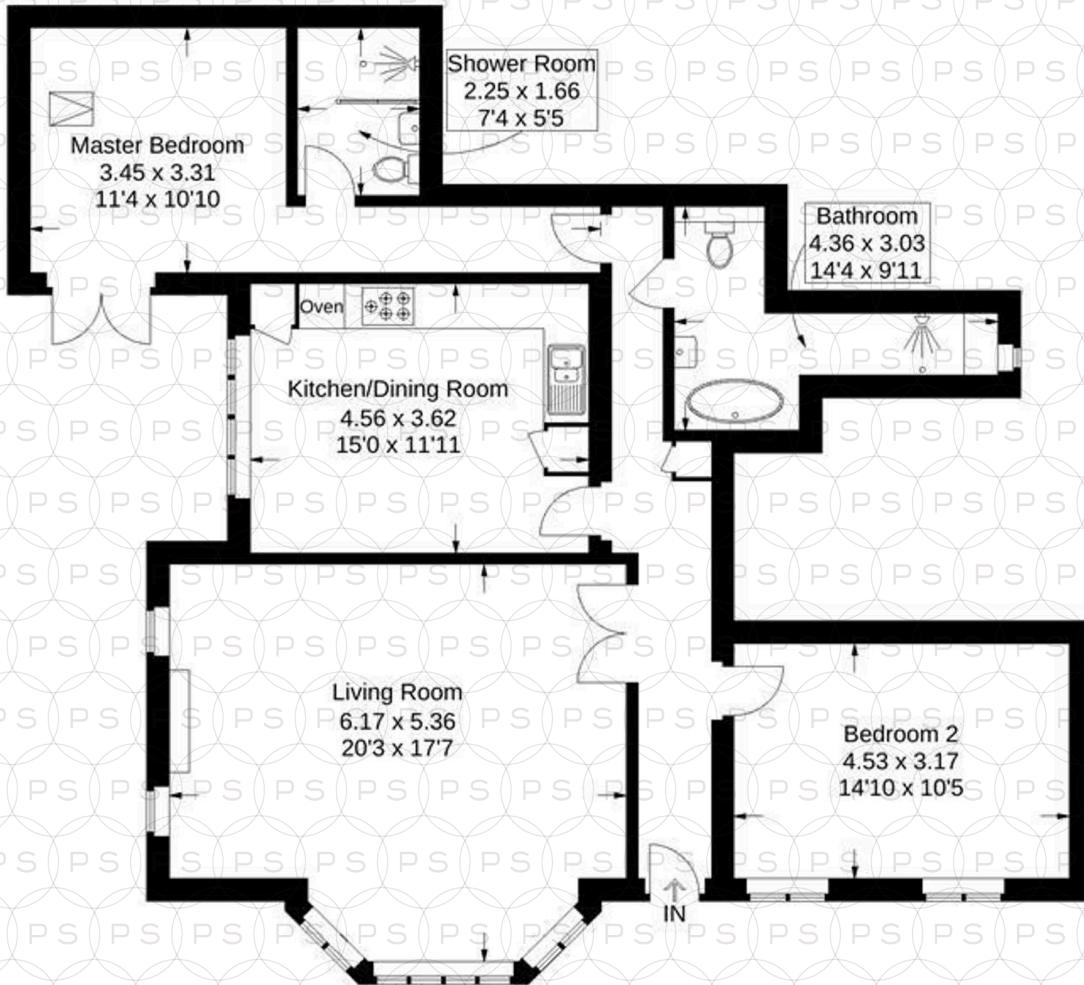
Location

Set in the prestigious Talbot Woods area, this apartment enjoys a peaceful residential setting while being just moments from the vibrant heart of Bournemouth. Known for its tree-lined streets and proximity to award-winning parks and beaches. Bournemouth's town centre, with its array of shops, cafes, restaurants, and the popular Castlepoint Shopping Centre, is easily accessible. The area is also well-connected for commuters, with Bournemouth train station just 1.1 miles away, enjoying a direct line to London Waterloo in approximately 2 hours.



Alyth Road, Bournemouth

Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Philippa Sole Ltd

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