



**Talbot Court 640 Wimborne Road BH9 2EQ**  
**£150,000 Leasehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.



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**£150,000 Leasehold**

Adams Property Agents are delighted to offer for sale this spacious TWO Bedroom Ground Floor apartment in the heart of Winton. Talbot Court is a residential building on Wimborne Road with a bus stop just outside.

Positioned on the ground floor, this flat benefits from a spacious hallway with built in storage cupboard, family bathroom, kitchen, spacious lounge/diner and two bedrooms - 1 double & 1 small double. The kitchen benefits from a range of wall and base mounted units with an integrated gas oven and hob, plumbing for a washing machine & space for fridge.

Property further benefits from gas central heating and double glazing throughout.

The apartment has an allocated garage with parking available in front of the garage.

Property is currently rented, with a contract ending April 2025.

**Agent Notes:**

Council Tax: Band B

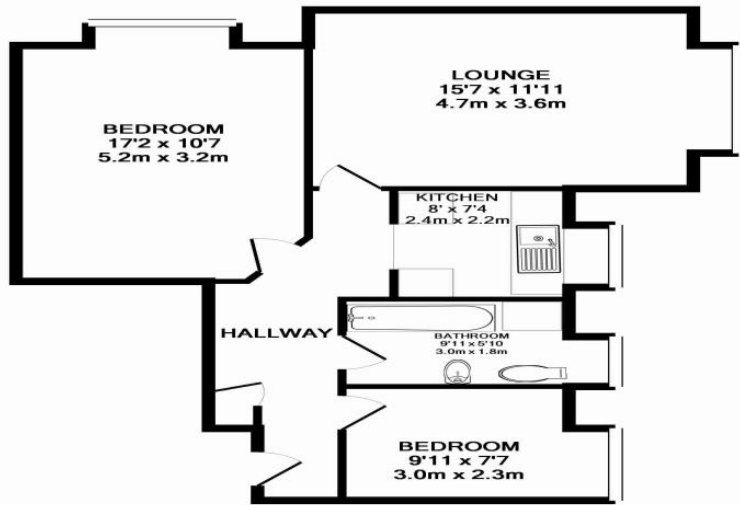
Lease: 80 Years

Ground rent : £50.00

Service charge: approx. £1,600.00 per annum

There is also a payment of £98.00 per annum rental license agreement

**AGENTS NOTE:** Under the Property Misdescriptions Act 1991. these details are a guide and act as information only. All details are given in good faith and are



TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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