



**BURBANK**

Talbot Woods



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## WELCOME

Eleven beautifully designed apartments.  
The perfect balance of contemporary and traditional.

Once completed, this classically styled development will offer sophisticated interiors, delightfully landscaped gardens and private parking.

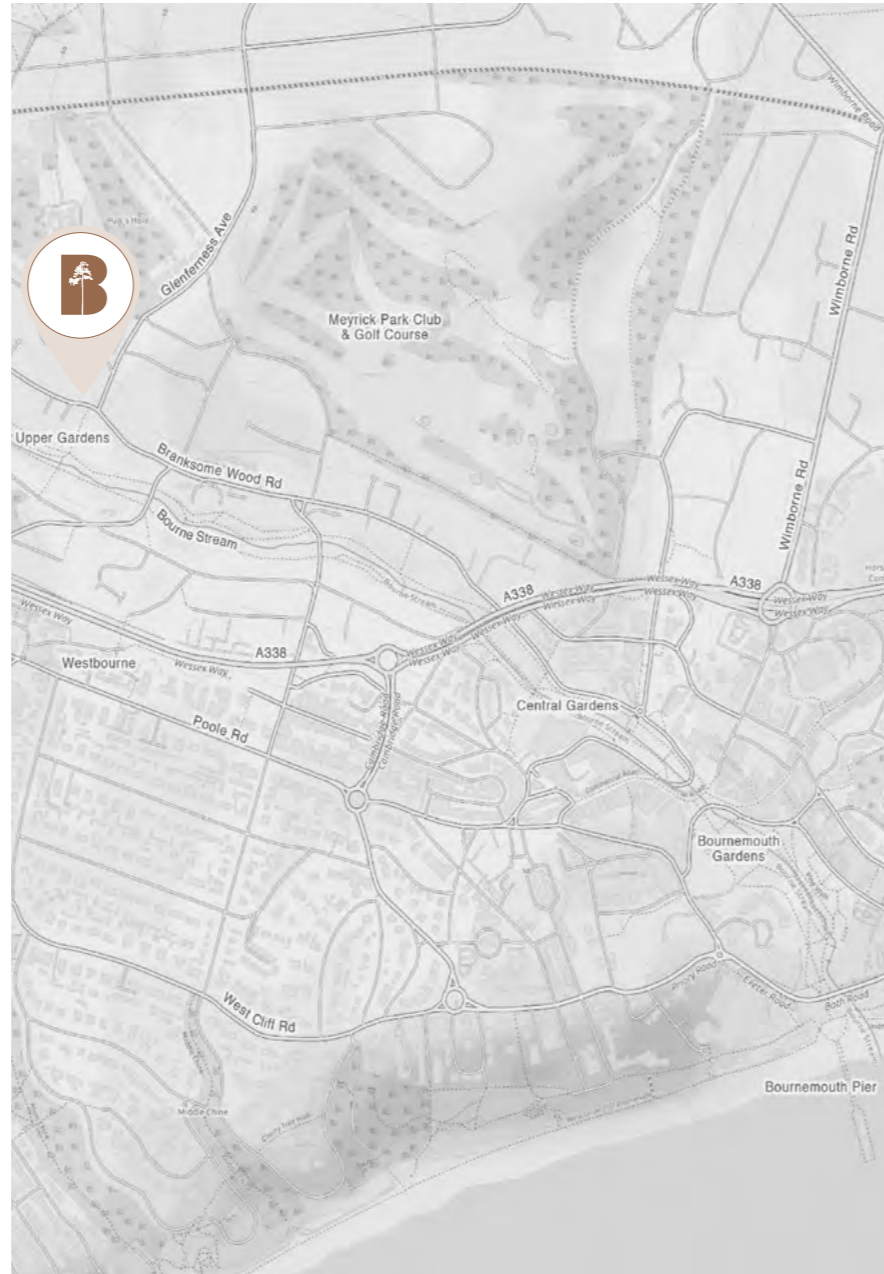
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**LOCATION**

Located in the prime milieu of Talbot Woods Conservation Area, these two bedroom apartments are situated just minutes walking to Bournemouth town centre (via the enchanting chine paths), which also leads to the award winning beaches.

Transport links are close by with Bournemouth railway station offering direct links to London Waterloo and the recently expanded Bournemouth International Airport offering flights throughout Europe and beyond.

*0.5 miles to Talbot Heath  
Just a stroll to Bournemouth Gardens  
1 mile to the many cafes and restaurants in Westbourne*



**LIFESTYLE**

Superfluous in design, marrying the contemporary with the classic, Burbank owners will enjoy a truly enviable lifestyle in one of the South Coast's most desirable residential locations.

Bournemouth is now alive with business and culture as well as being surrounded by natural attractions such as The New Forest, the Purbeck Hills and Dorset's Jurassic coast. So, whether it's golf, hiking, cycling, fine dining, theatre or shopping that interests you, Bournemouth and its surrounds truly has it all.

*1 mile to the beach  
0.5 miles to Meyrick Park Spa & Golf Course  
1 mile to Bournemouth train station*





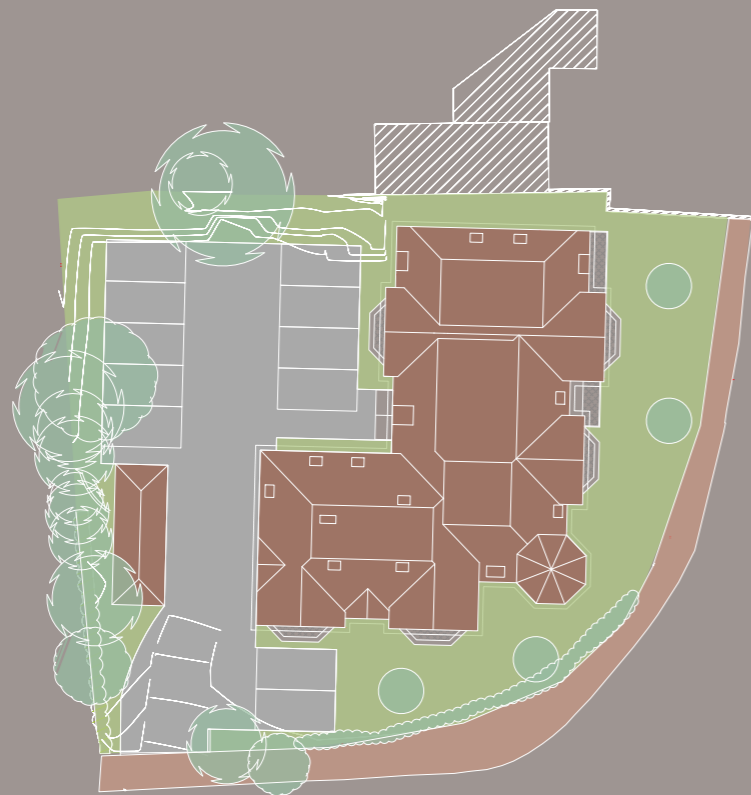
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Designed to impeccable standards and combining classic Victorian architecture with contemporary elegance, Burbank represents the ultimate in luxury Bournemouth living.

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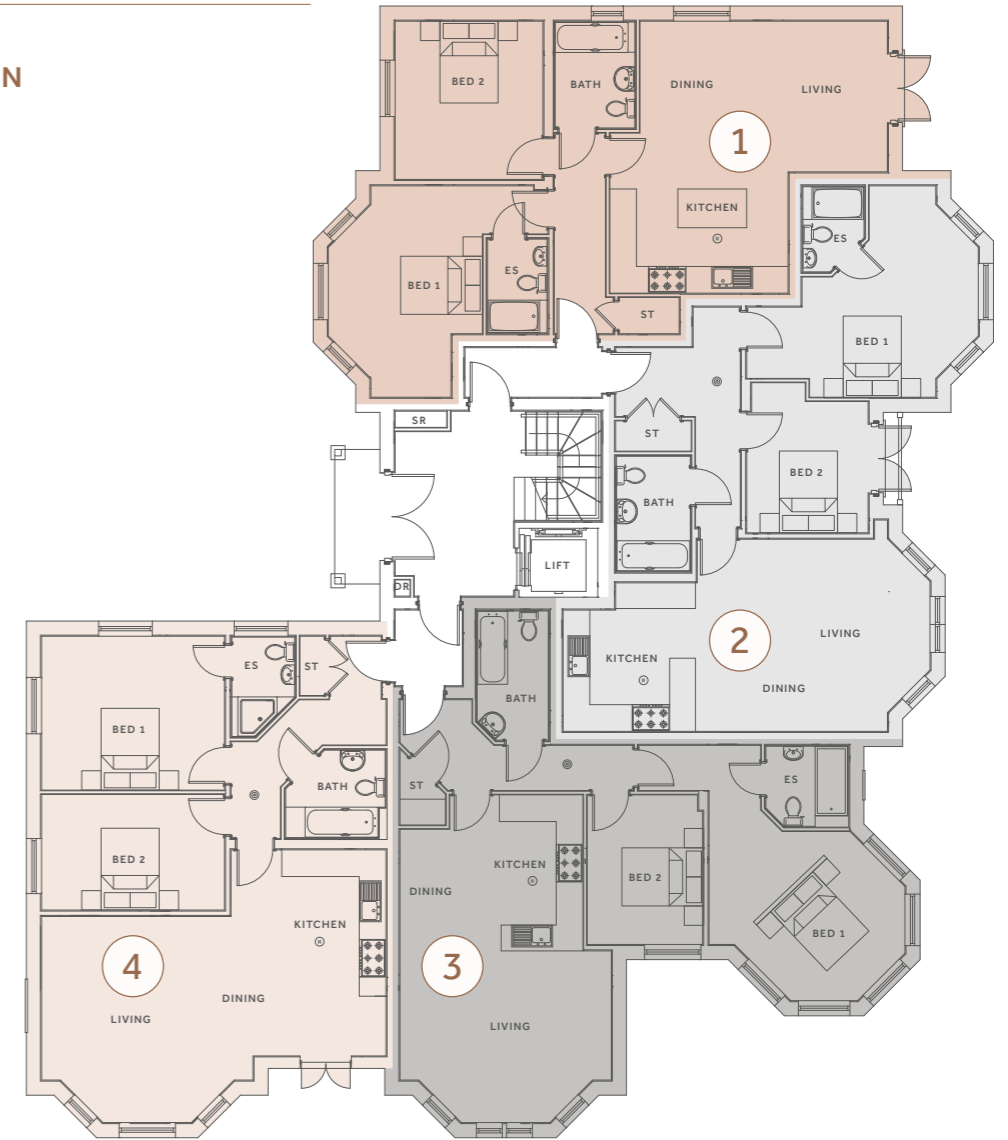
### SITE & FLOOR PLANS

Three floors including 11 luxury apartments.  
Each with their own parking and communal gardens.



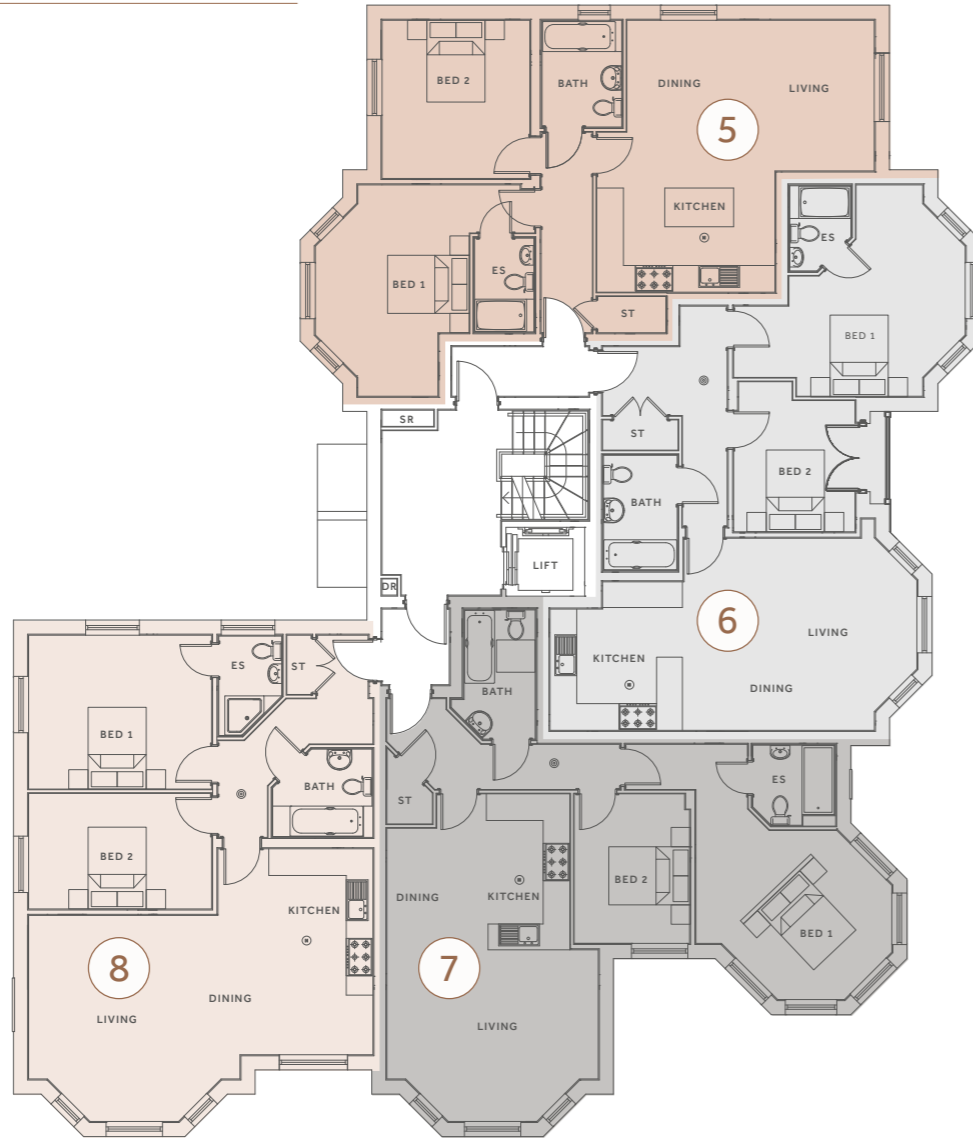
### GROUND FLOOR PLAN

- 1 Apartment 1
- 2 Apartment 2
- 3 Apartment 3
- 4 Apartment 4



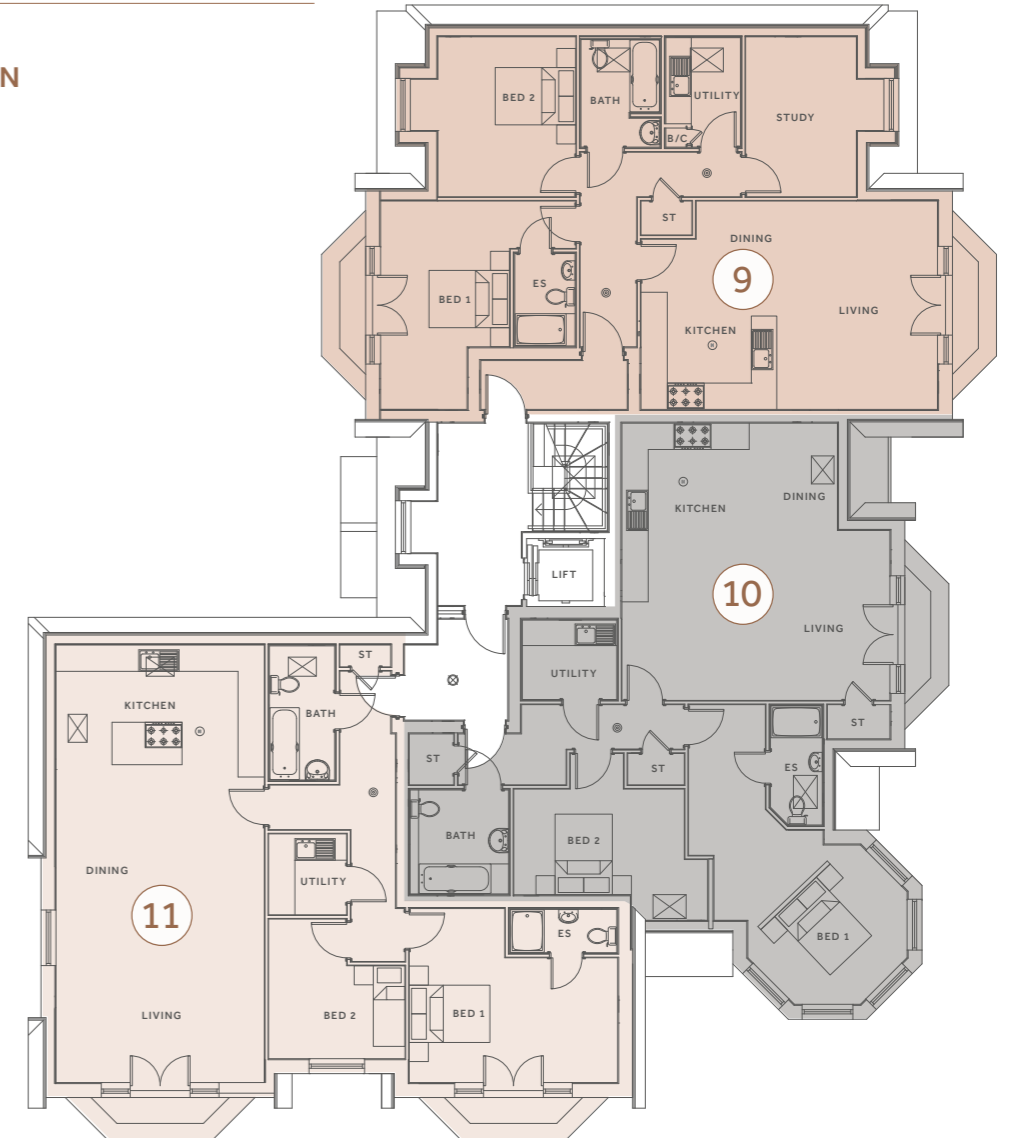
FIRST FLOOR PLAN

- 5 Apartment 5
- 6 Apartment 6
- 7 Apartment 7
- 8 Apartment 8



SECOND FLOOR PLAN

- 9 Apartment 9
- 10 Apartment 10
- 11 Apartment 11



## SPECIFICATION

### KITCHEN

- Individually designed "Leicht" kitchens by Kitchen Elegance
- Silestone (or similar) worktops and upstands
- Task-lighting under all high-level wall units
- Under-mounted sink
- Integrated Neff (or similar) kitchen appliances including "hide & slide" fan oven, induction hob, extractor hood, fridge freezer, dishwasher and microwave oven

### HEATING

- Gas fired underfloor heating
- Individual thermostatic temperature controls in all main rooms
- Combined heat and power system providing individually metered heat and hot water to all apartments

### BATHROOMS

- Contemporary white sanitary ware
- Porcelain wall tiling and floor tiling
- Grohe brassware
- Grohe wall or ceiling-mounted shower head with separate handheld shower and wall-mounted controls
- Under-sink individual vanity units in all bathrooms
- Polished chrome towel rail

### GENERAL

- Double glazed, hard wood heritage sash windows
- Walnut finish entrance door
- White finish internal doors with chrome ironmongery
- Utility room / cupboard fully plumbed for washing machine and tumble drier (not supplied)
- 10 year CRL warranty
- 125 year lease



### SECURITY

- Video entry phone in all apartments
- Multi-locking point locking system to front door of each apartment

### FLOORING

- Porcelain tiles in all Ground-floor apartment hallways and carpet in 1st and 2nd floor apartment hallways
- Porcelain tiles in all kitchens
- Carpet in all living rooms and bedrooms
- Porcelain floor tiling in all bathrooms

### LIGHTING & ELECTRICAL

- Energy-efficient, recessed, dimmable LED down-lighting in all rooms
- Telephone and data points to all principal rooms
- Sky + connectivity in living room and master bedroom

### EXTERNAL / COMMUNAL AREAS

- Landscaped communal gardens
- Block paved driveway and parking areas
- Allocated parking for each apartment
- Security and ambient lighting
- Communal cycle storage and refuse areas
- Interior designed heated entrance lobby

## ABOUT US

From the moment a new home appears on our architect's drawing board, through to completion and final clean, each and every home receives our unerring attention.

We focus keenly on satisfying our homebuyers' demands in location, design and the delivery of a new home.

**Location:** Throughout the South coast of England, Harlequin Homes constantly seeks development opportunities that provide our clients with a sense of community, lifestyle and security.

**Design:** Our build designs can be contemporary or classical depending on the market, location and materials selected, but our approach to build quality and customer service is always reassuringly traditional.

**Delivery:** Constantly striving for better ways to deliver your new home is at the top of our agenda. We get excited about every

home we build and we want you to enjoy that experience too. There's nothing like the feeling of being handed the keys to your brand new home and this should be the pinnacle of a great buying experience.

We also try to position ourselves at the forefront of integrating new technologies into the fabric of mainstream housing. In embracing new technology and conserving energy, we create new homes, which are designed, built and equipped for the 21st century. So what ever your budget, you will enjoy a level of technological and environmental features that will help future-proof your investment.



*"To creatively design and professionally build homes that, excite and inspire our clients."*



## Harlequin homes

### Harlequin Homes

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