



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented two bedroom apartment with woodland views located in the premier Meyrick Park location within easy reach of Bournemouth Town Centre, transport links, 18 hole golf course and the award winning sandy beaches. The property features a spacious open plan living/dining room, large balcony, modern kitchen with utility space, modern bath/shower room along with a modern en-suite off the master bedroom.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the apartment. On entering the property an impressive hallway with very generous storage provides access to all accommodation and leads to a open plan living/dining room and leads onto the balcony which offers stunning garden views into the trees. The modern fitted kitchen offers a comprehensive range of floor and wall mounted units and complimented with a range of integrated appliances and also leads onto the balcony.

Both bedrooms are generous in size. The master bedroom features fitted wardrobes, floor to ceiling window overlooking the communal grounds and is served by a en suite shower room.

Externally the property is situated within superbly maintained communal grounds with secure underground allocated parking.

Maintenance: Approx. £1750 per annum

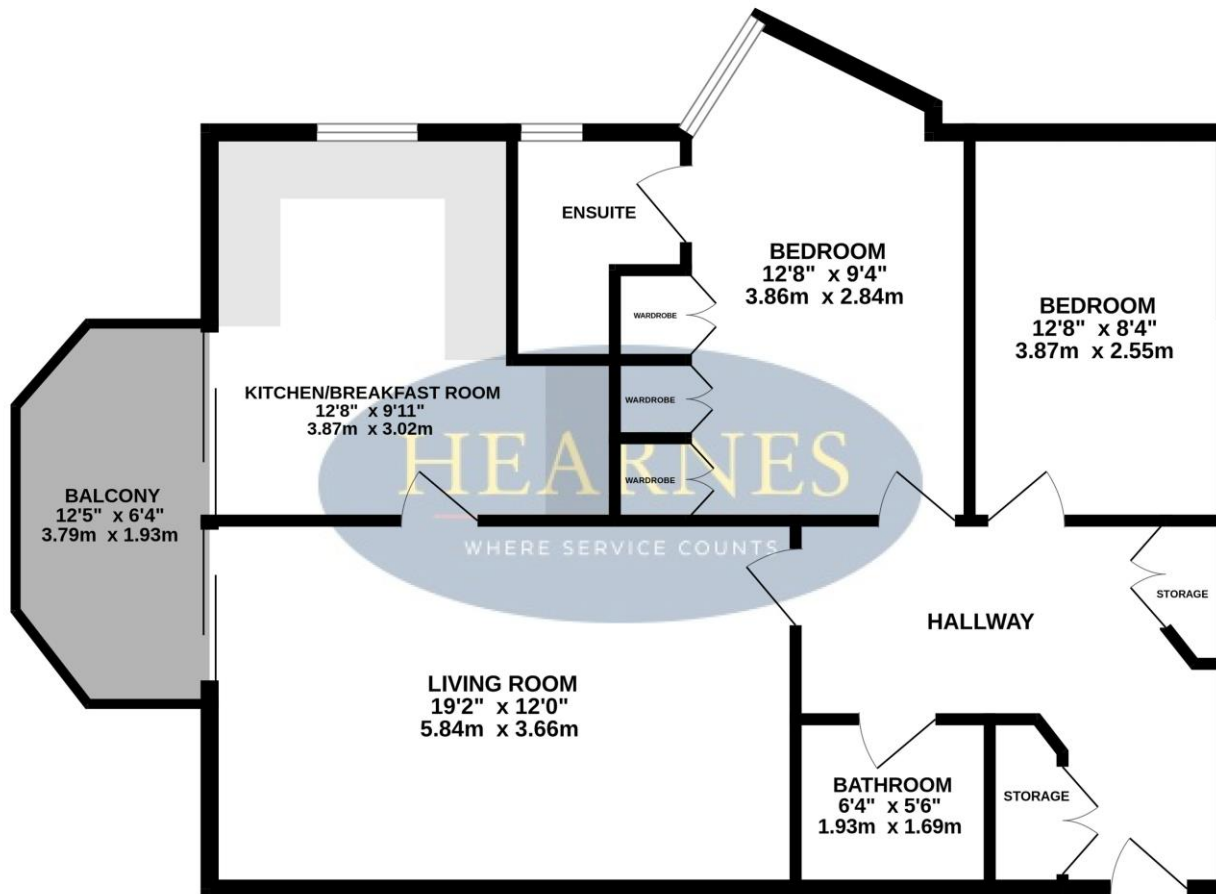
**COUNCIL TAX BAND: D**

**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



SECOND FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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