



BRAIDLEY MANSIONS



**Braidley Mansions, 43 Braidley Road,  
Meyrick Park, Bournemouth, Dorset, BH2 6JY**



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## LEASEHOLD

\*\* For sale by online auction \*\* Pre-Auction offers considered \*\*A superbly refurbished two bedroom ground floor apartment located in the highly sought after Meyrick Park location only a moments walk to Bournemouth Town Centre, the award winning sandy beaches and Meyrick Park Golf Course & Woodland. The property has been superbly maintained and update by the current owners and further benefits from a garage and residents parking. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a communal hallway leading to the apartment. On entering the property a entrance hall with built in storage cupboards leads into a living/dining room which opens onto a patio seating area. A separate modern fitted kitchen offers a comprehensive range of floor and wall mounted units, finished with a matching worksurface with integrated oven and hob, along with space for further kitchen appliances. The property features two bedrooms and a generously sized master bedroom. The accommodation is complete with a modern fitted shower room comprising a WC, wash hand basin and shower enclosure.

Externally the property is situated within superbly maintained communal grounds and benefits from a garage along with additional residents parking.

EPC: C COUNCIL TAX BAND: C

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice.

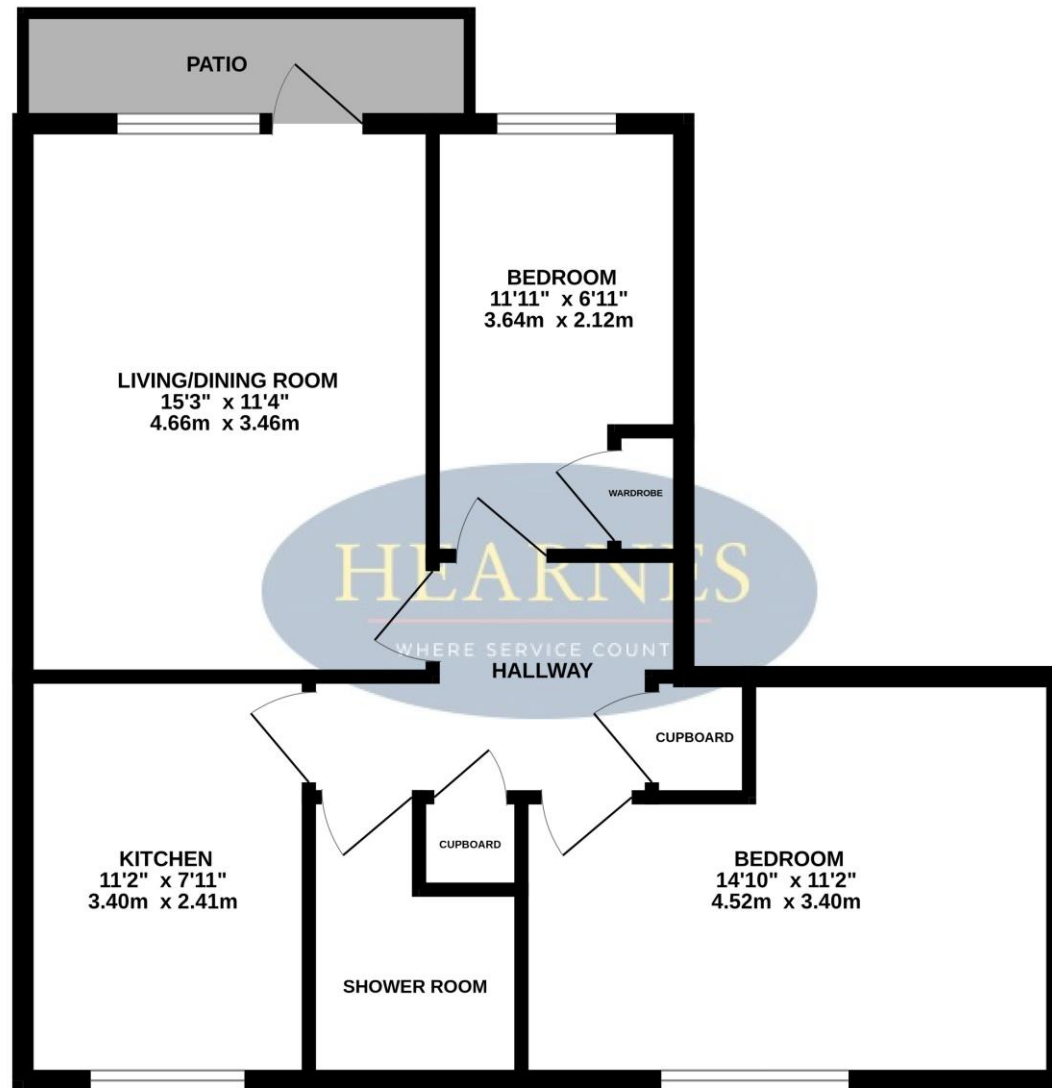
PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



