



HEARNES
WHERE SERVICE COUNTS

A beautifully presented apartment situated in the sought-after Meyrick Park Conservation Area. Bournemouth Town Centre is just a short walk away, offering a scenic stroll through Bournemouth Gardens leading down to Bournemouth Pier and miles of golden sandy beaches.

The property is accessed via a well-maintained communal hallway, with stairs leading up to the first floor where the apartment is located. Upon entering, you are welcomed by a stunning dual-aspect living room featuring high ceilings and an open fire with an elegant period surround. An inner hallway leads to a stylishly refitted kitchen, equipped with a range of base and eye-level units, an integrated electric oven, gas hob, dishwasher, washing machine, and fridge/freezer. Both bedrooms are generously sized doubles, benefiting from attractive parquet flooring and dual-aspect windows that provide an abundance of natural light.

The bedrooms are served by a modern, refitted bath/shower room, complete with a contemporary white three-piece suite comprising a panelled bath with a shower over, WC, and wash hand basin.

To the rear of the property, beautifully maintained communal gardens feature a lawn bordered by mature plants and shrubs, along with a separate patio area—ideal for outdoor seating. The property also benefits from one allocated parking space at the front of the building.

Share of Freehold – 934 years remaining

Service/Maintenance Charge: £300 per quarter (including Buildings Insurance, communal electricity, gardener, and cleaner)

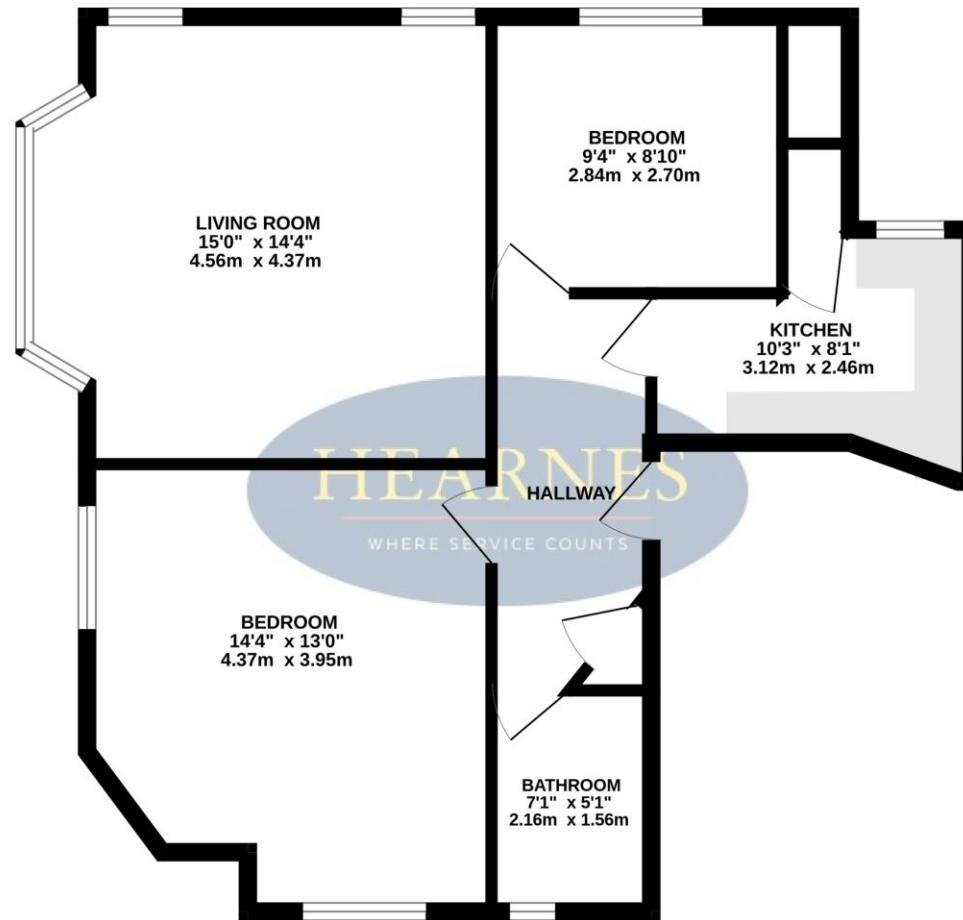
Ground Rent: Nil

COUNCIL TAX BAND: C **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.

637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

