

Braidley Mansions

43 Braidley Road, Bournemouth BH2 6JY

Guide Price £180,000 Leasehold

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Property Summary

A spacious raised ground floor two-bedroom apartment with a private balcony and garage positioned on a quiet road in Meyrick Park moments from the amenities of Bournemouth Town Centre. The property has a recently refitted modern kitchen and bathroom suite, and the private Westerly facing balcony (which is ideal for daytime and evening sun) is accessed from the generous living/dining room. We feel this is an ideal property as a main home or alternatively an investment property as the apartment has enjoyed a successful period as a rental.



Key Features

- Entrance hallway with storage
- Living/dining room opening to balcony
- Contemporary fitted kitchen
- Two double bedrooms
- Modern bathroom suite
- Private Westerly facing balcony
- Garage
- Communal gardens
- Highly convenient location



About the Property

Located on the raised ground the property is approached via a security controlled communal entrance hallway. The private hallway of the apartment has a useful storage cupboard and doors lead from the hallway to all main rooms. The living/dining room is a lovely room with large windows and a glazed door flooding the room with light. The balcony is also accessed from the living/dining room which makes it an ideal space for summer entertaining.

The kitchen is comprehensively fitted with a range of modern units and appliances and both of the bedrooms are doubles (with the principal bedroom being a particularly good size). The bedrooms are serviced by a modern bathroom and the décor throughout the apartment is in neutral tones.

The balcony enjoys a Westerly aspect which means it will receive sun during the after and evening and there is also a garage conveyed with this property. The development sits in well-tended communal gardens and the location couldn't be more convenient for Bournemouth Town Centre and the beautiful open space of Meyrick Park.

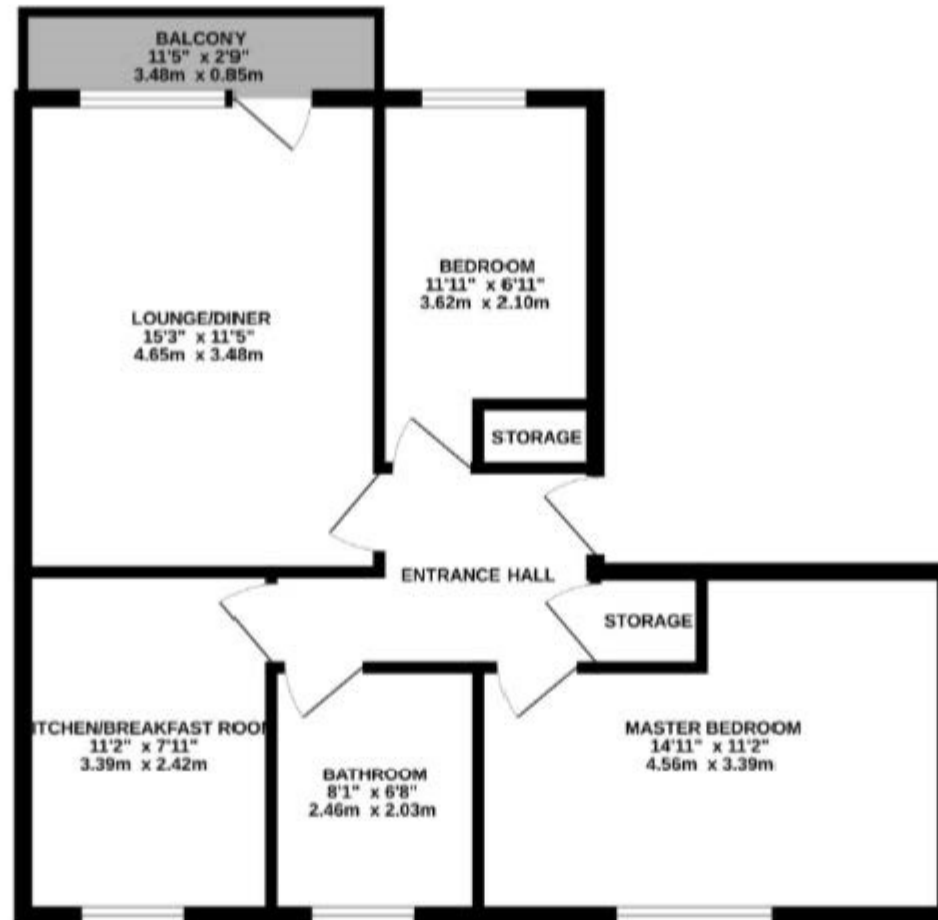
Tenure: Leasehold with a long remaining lease of approximately 122 years

Local Authority: BCP Council

Council Tax Band: C

Service charge: £3,200 per annum. NB Please note we have been advised that the current service charge of approximately £3,200 includes a temporary increase to cover standard improvements works to the property. Our clients will reflect this temporary increase in the selling price of the apartment, and it should be noted that our clients have informed us that the previous service charge was approximately £1,836 per annum

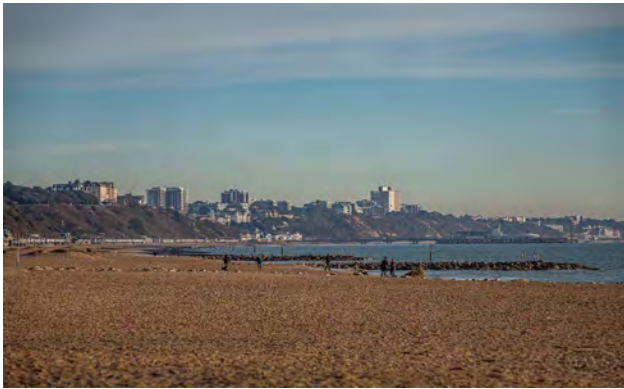
GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.





About the Location

The property is situated close to Bournemouth town centre offering a wide range of shops, restaurants, cafes and leisure facilities plus the famous blue flag sandy beaches. The premier facilities of the superb West Hants Tennis and Leisure Club and Meyrick Park golf course are also nearby. Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

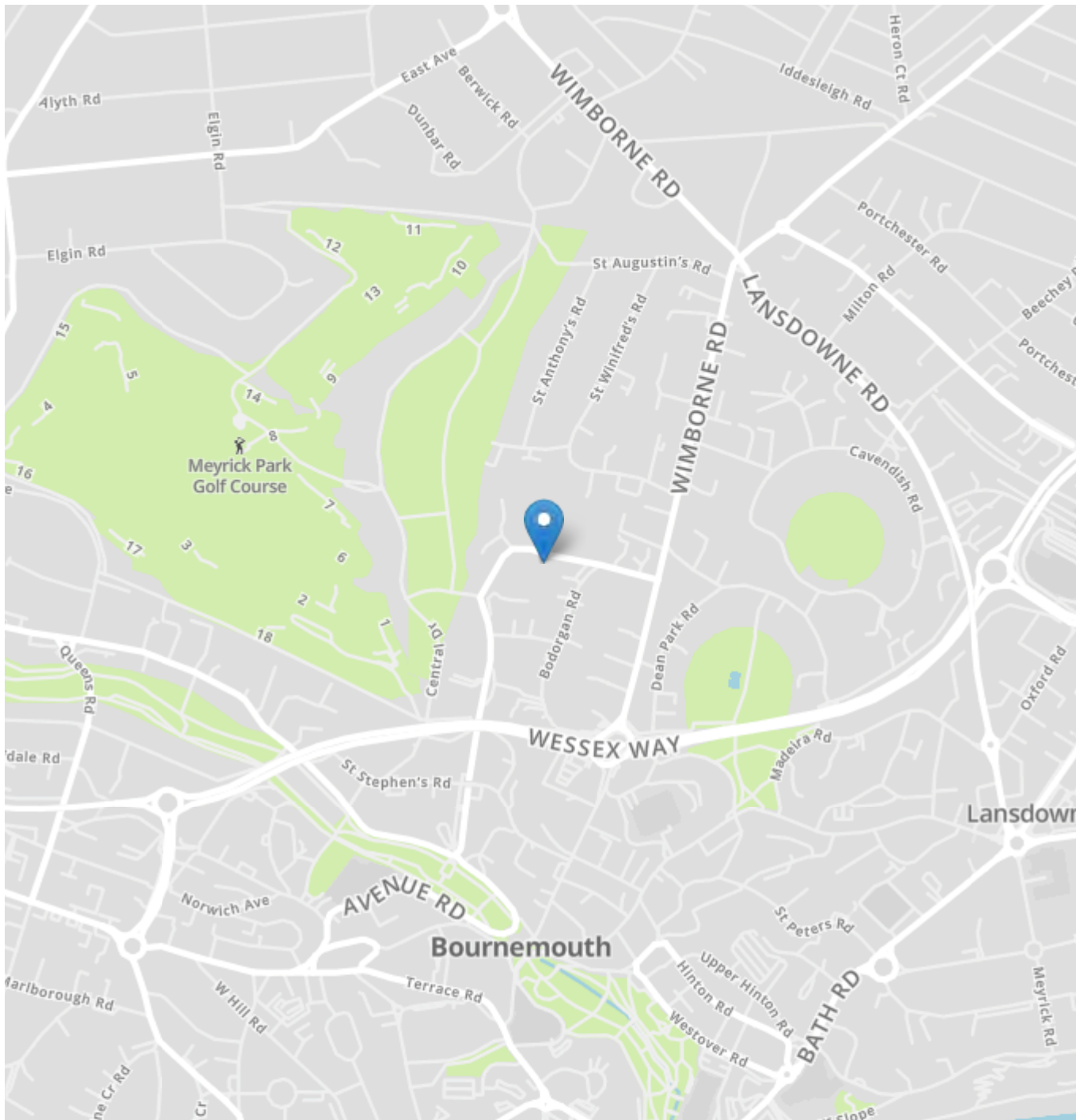


About Mays

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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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