



3 Meyrick Gate, 16 Wimborne Road, Bournemouth, Dorset BH2 6NT

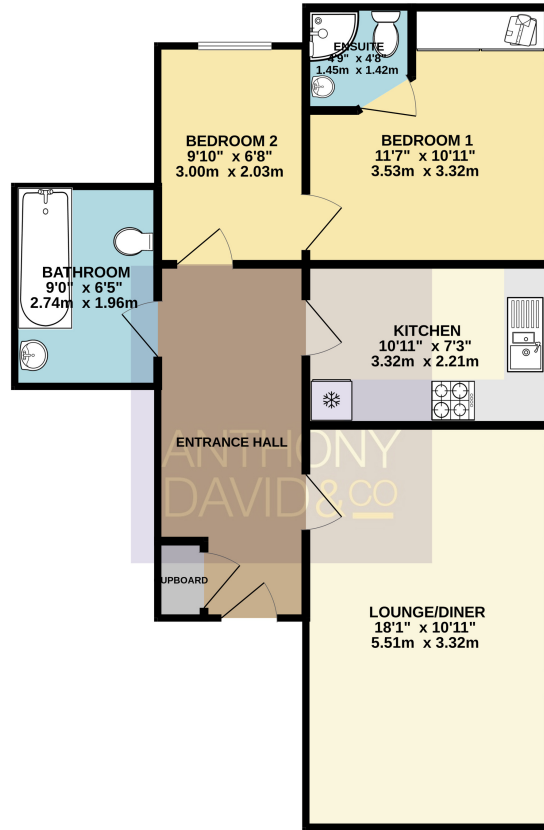
£250,000 Leasehold

**** NO FORWARD CHAIN **** An immaculate two bedroom ground floor converted apartment ideally situated within this gated development on the fringes of Meyrick Park. Bournemouth Town centre with its array of shopping facilities, central bus routes and sandy bathing beaches is also a short walk away. The property presents an ideal investment/first time buy and viewing is imperative to not only appreciate its fantastic location but also the stylish accommodation on offer, which comprises: spacious entrance hall, 18' lounge/diner, fitted kitchen, double bedroom, en-suite shower room, single bedroom and modern bathroom. Externally the property is set within well maintained grounds and has allocated and visitors parking. Further features of this 'absolute gem' include: storage cupboard, security entryphone, alarm, fitted wardrobes to bedroom one, sash windows and gas central heating.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**ANTHONY
DAVID & CO**

GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



- Entrance Hall 15' 11" x 6' 10" (4.85m x 2.08m)
- Lounge/Diner 18' 1" x 10' 11" (5.51m x 3.33m)
- Kitchen 10' 11" x 7' 3" (3.33m x 2.21m)
- Bedroom One 11' 7" x 10' 11" (3.53m x 3.33m)
- En-Suite Shower 4' 9" x 4' 8" (1.45m x 1.42m)
- Bedroom Two 9' 10" x 6' 8" (3.00m x 2.03m)
- Bathroom 9' 0" x 6' 5" (2.74m x 1.96m)
- Parking Allocated and Visitors
- Tenure
- Ground Rent
- Service Charge
- Council Tax Band C

TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	77
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.