



**Braidley Road
Bournemouth, Dorset**

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A spacious two double bedroom ground floor apartment situated within the exclusive Wychwood Grange development, in the highly sought-after Meyrick Park area — just moments from Bournemouth Town Centre and main transport links. The property offers impressive accommodation extending to over 1,290 sq. ft, featuring an elegant living/dining room, two bath/shower rooms, and an enclosed sun room with a balcony enjoying a pleasant outlook towards Meyrick Park. Further benefits include a lift, garage, and a share of freehold. The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system, leading to a beautifully maintained communal hallway with lift access to the ground floor. Upon entering the apartment, a welcoming entrance hall with a useful storage cupboard and cloakroom opens into a spacious living room enjoying far-reaching views across Meyrick Park. The living area flows naturally into a dining room and a bright sun room, which provides access to a private balcony. A beautifully refitted kitchen offers a stylish range of floor and wall-mounted units with integrated appliances, space for an American/fridge freezer and complemented by contrasting work surfaces.

Both bedrooms are generous double rooms featuring bespoke fitted wardrobes, with the principal bedroom benefiting from a high-quality en suite. A further modern bathroom completes the accommodation.

Externally, the property enjoys superbly maintained communal gardens and is conveyed with a garage.

Share of Freehold - 199 years remaining on the lease
Service Charge - £ every 6 months

EPC RATING: C

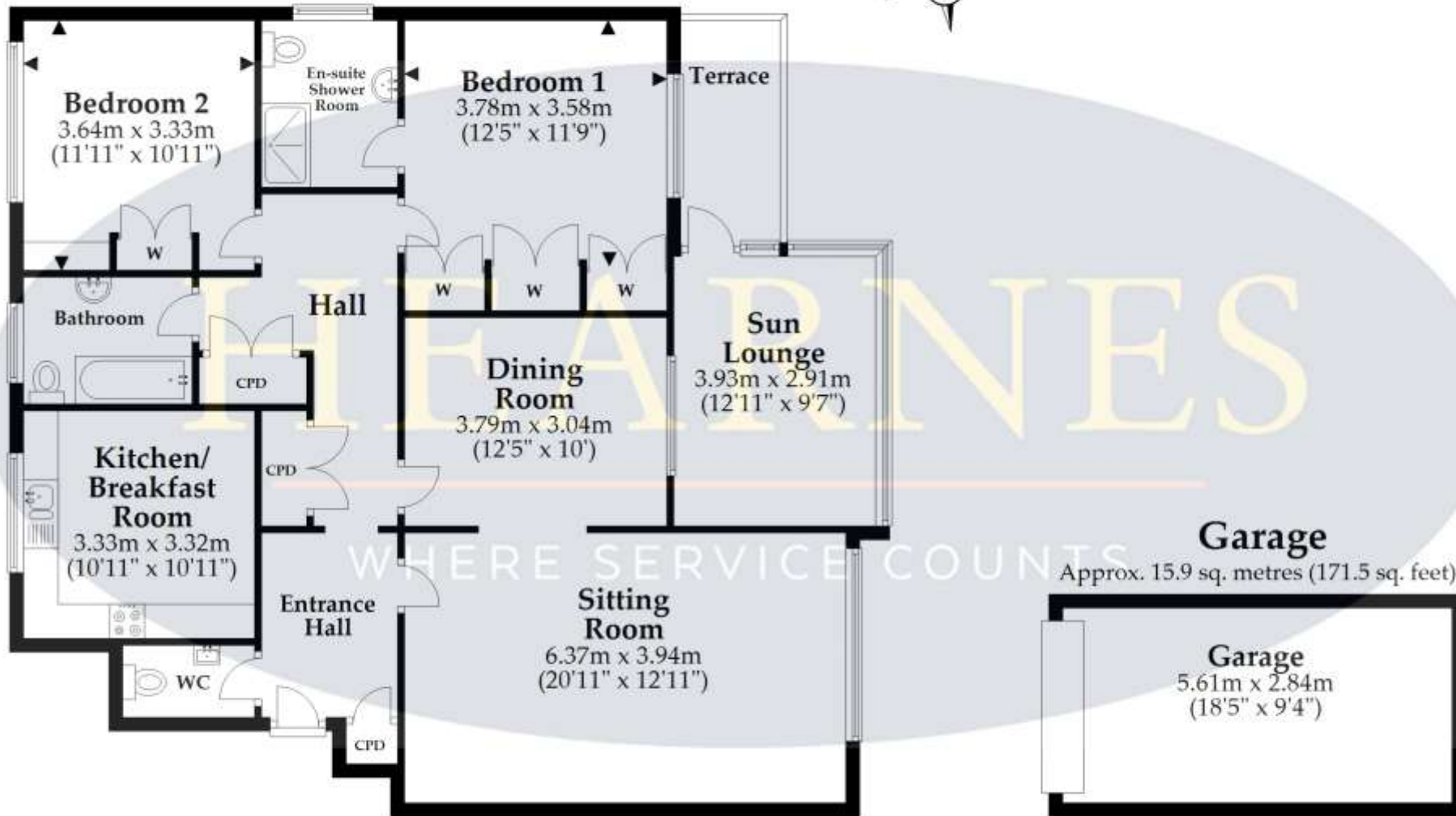
COUNCIL TAX BAND:D

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.



Ground Floor

Approx. 120.2 sq. metres (1293.8 sq. feet)



Total area: approx. 136.1 sq. metres (1465.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



