



HEARNES

WHERE SERVICE COUNTS

A superbly presented two bedroom maisonette apartment featuring its own private garden whilst being ideally located only a moments walk from Meyrick Park whilst providing easy access to Bournemouth Town Centre and main transport links. The property, whilst retaining many characterful features, has been superbly maintained and updated by the current owners and features two bath/shower rooms, spacious open plan kitchen/living area and conservatory which leads onto a landscaped, private rear garden. The property is situated within a gated development and further benefits from allocated parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, opens into an impressive open plan kitchen/living area. The kitchen offers ample floor and wall mounted units finished with a matching work surface, breakfast bar seating area and selection of integrated appliances. The living area leads into a conservatory which offers a pleasant outlook and access to the rear garden.

Situated on the first floor are the property's two bedrooms, both of which are generous in size with the master bedroom benefitting from an en suite shower room. A modern bathroom comprising a WC, wash hand basin and bath with shower over completes the accommodation.

Externally, a particular feature of the property, is the impressive private rear garden benefiting from an area laid to artificial lawn along with a spacious seating area located to the rear of the garden. The property is approached via electrically operated gates whilst the property is conveyed with an allocated parking space which the development also benefitting from some visitor parking.

Share of Freehold - 177 years remaining on the lease
Service Charge - £1980.00 per annum

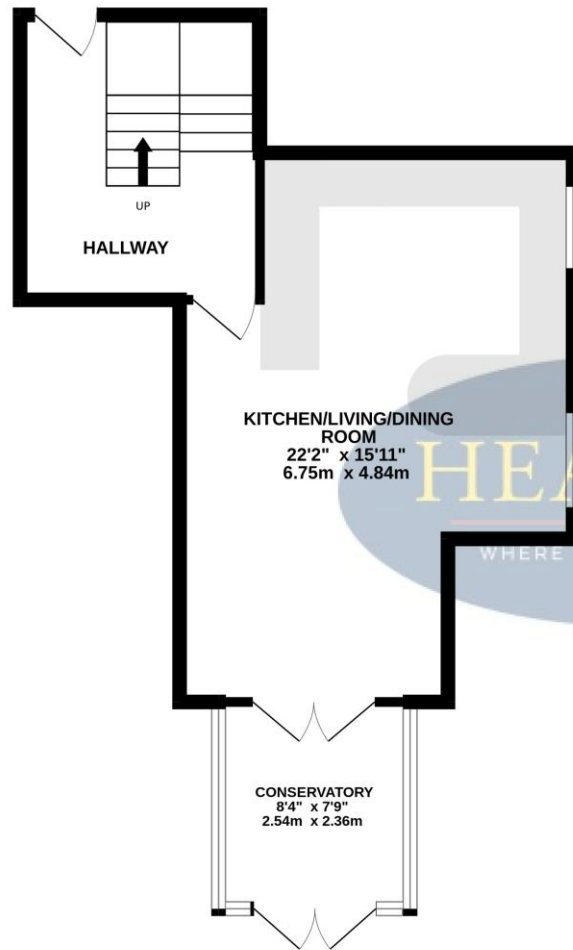
EPC RATING: C

COUNCIL TAX BAND: B

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



FIRST FLOOR



TOTAL FLOOR AREA : 893sq.ft. (83.0 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

