



Flat 9, 3 St Winifreds Court, St Winifreds Road, Bournemouth, Dorset BH2 6NY

£210,000

brown & kay



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THE PROPERTY

Brown and Kay offer this well appointed second floor apartment with lift access situated close to Meyrick Park, Bournemouth town centre and beach. The apartment has been well looked after and is offered with no forward chain. The home boasts a 16' lounge with access out to the balcony with pleasant outlook, well fitted kitchen, two generous bedrooms with built in wardrobes and a good size modern bathroom.

The property is situated in a popular location just yards from Meyrick Park and its leisure complex and golf course. The bustling town of Bournemouth is within walking distance and there you can enjoy the varied range of shops plus numerous restaurants, cafes and bars. Pretty, well manicured gardens meander directly on to Bournemouth beach where you can stroll along miles of promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other.

MATERIAL INFORMATION

- Tenure - Leasehold
- Length of Lease - 974 years remaining.
- Ground Rent - Peppercorn
- Maintenance - £644 per quarter.
- Management Agent - Burns Hamilton
- Pets & Holidays Lets - Not permitted
- Parking - On street parking
- Utilities - Mains Electricity and Water
- Drainage - Mains Drainage
- Broadband & Mobile Signal - Refer to ofcom website
- Council Tax - Band B
- EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- BALCONY
- SECOND FLOOR ( LIFT ACCESS)
- GREAT LOCATION CLOSE TO TOWN CENTRE & BEACHES
- WELL FITTED KITCHEN
- MODERN BATHROOM
- LONG LEASE OVER 900 YEARS!
- COUNCIL TAX - BAND B
- MUST SEE HOME

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	82
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		
EU Directive 2002/91/EC		



Total floor area: 756 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)