



HEARNES
WHERE SERVICE COUNTS

A spacious two double bedroom first floor apartment located in the exclusive Wychwood Grange development within the highly sought after Meyrick Park location only a moments walk to Bournemouth Town Centre and main transport links. The property offers impressive accommodation, in excess of 1300 sq ft, with features including a spacious living room, separate dining room, two bath/shower rooms and an enclosed sun room and balcony offering a pleasant outlook towards Meyrick Park. The property further benefits from 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 with a superbly maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property a welcoming entrance hall, with useful storage cupboard, leads into a spacious living room offering a pleasant far reaching outlook towards Meyrick Park. The living room leads into a separate dining room and also provides access to a sun room which leads to a balcony. A separate kitchen offers a range of floor and wall mounted units and is finished with a matching work surface.

The property's two bedrooms are generously sized double rooms and both benefitting from fitted wardrobes whilst the master bedroom is served by an en suite bathroom. Completing the accommodation is a further shower room and additional WC.

Externally the property is situated within superbly maintained communal grounds whilst the property is conveyed with a garage.

Share of Freehold - 199 years remaining on the lease
Service Charge - £1118.50 every 6 months

EPC RATING: C

COUNCIL TAX BAND:D

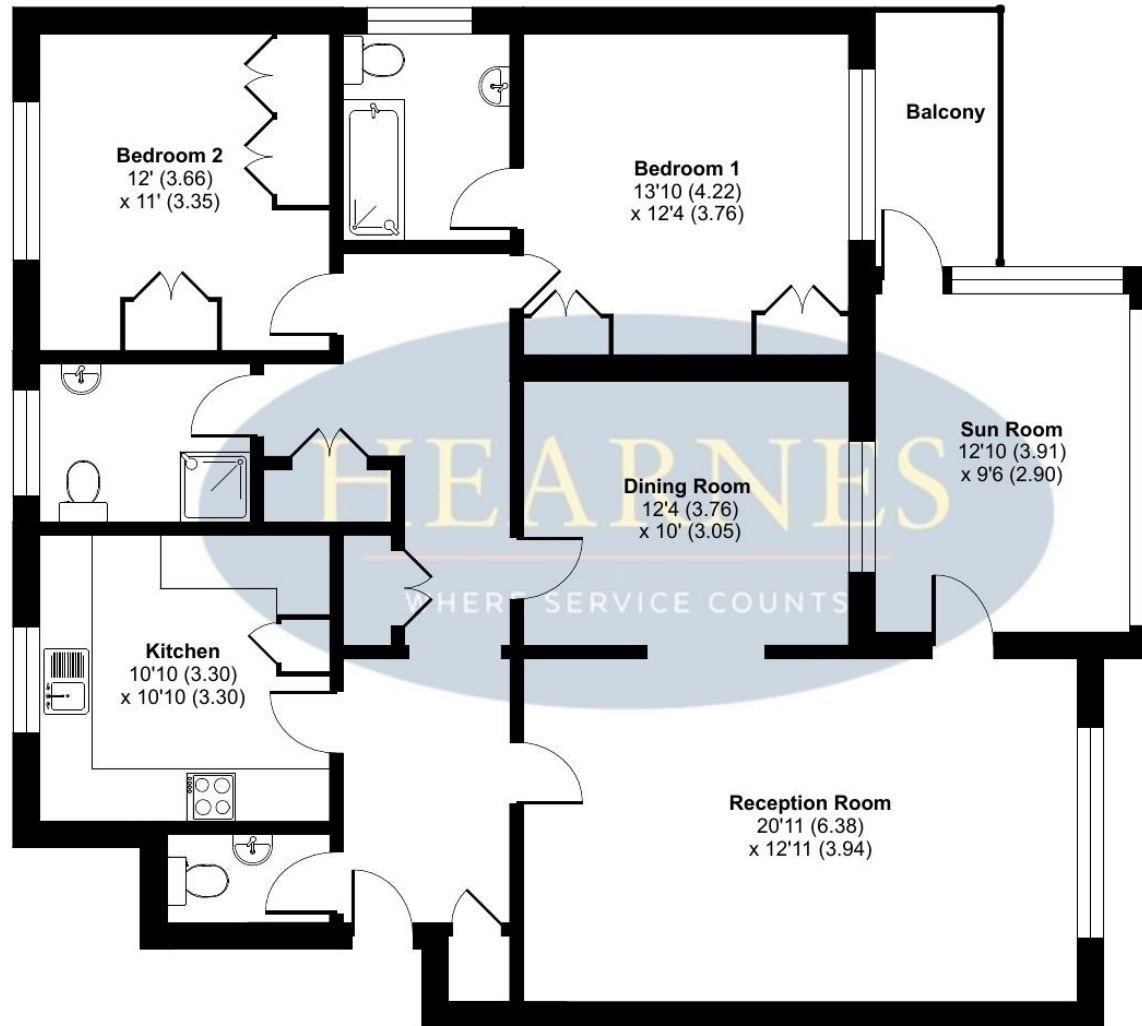
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



Braidley Road, Bournemouth, BH2

Approximate Area = 1317 sq ft / 122.3 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Hearnest Bournemouth Estates Ltd. REF: 1217543

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

