



**Bodorgan House, 26 Bodorgan Road,
Meyrick Park, Bournemouth, Dorset, BH2 6NL**

Bodorgan House, 26 Bodorgan Road, Meyrick Park, Bournemouth, BH2 6NL

SHARE OF FREEHOLD

A stunning two double bedroom, two bath/shower room character apartment located within the highly sought after Meyrick Park location and only a moments walk to Bournemouth Town Centre, the award winning sandy beaches and easy reach of main transport links. This spectacular apartment offers impressive living accommodation, reaching in excess of 1300 sq ft whilst also showcasing many original features including wonderful high ceilings. The property further benefits from a sunny aspect balcony offering a wonderful woodland outlook across Meyrick Park, garage with off road parking, lift and a share of the freehold.

This unique apartment must be viewed to fully appreciate the spacious and welcoming accommodation along with the range of character features.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the apartment. On entering the property you are instantly greeted with the spacious accommodation on offer with an interesting split level area offering an additional living space or ideal dining/study area. A spacious living/dining room offers a bright and light feel with a door leading onto a generously sized, private balcony offering a wonderful wooded outlook towards Meyrick Park. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, breakfast bar seating area and space for a full range of kitchen appliances.

Both bedrooms are generously sized double rooms with the impressive master bedroom featuring a spacious, modern fitted en suite shower room. Completing the accommodation is a further, luxury bathroom comprising a WC, wash hand basin and oversized bath.

Externally the property features superbly maintained communal gardens with the apartment benefitting from a garage and allocated parking.

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.



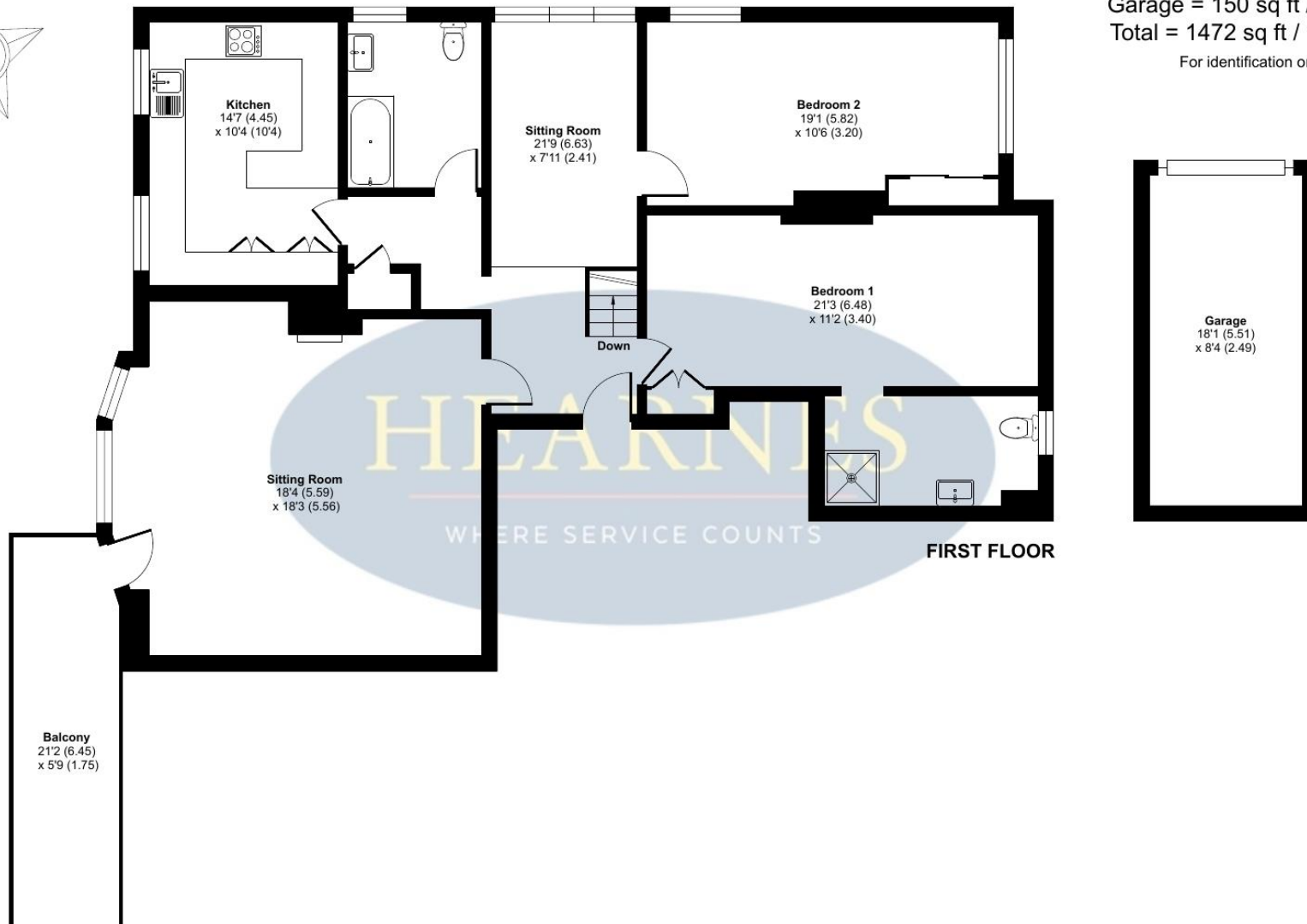
Bodorgan Road, Bournemouth, BH2

Approximate Area = 1322 sq ft / 122.8 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1472 sq ft / 136.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1119345

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

