



**HEARNES**  
WHERE SERVICE COUNTS

A spacious character apartment nestled in the highly desirable area of Meyrick Park, this beautifully presented apartment enjoys an enviable location less than a mile from Bournemouth Town Centre and its renowned sandy beaches. Just a short stroll away, The Club at Meyrick Park offers a golf course, health and fitness centre, and 120 acres of stunning parkland. For those who commute, the nearby rail link provides convenient access to London Waterloo in approximately two hours.

The property is accessed via a secure intercom entry system, leading into an elegant communal hallway featuring beautiful stained glass and a staircase to the first floor. Once inside, the welcoming hallway provides access to all rooms, alongside a practical storage cupboard. The modern kitchen/breakfast room is both spacious and stylish, featuring a charming bay window and a range of fitted base and eye-level units, complete with integrated appliances, including an electric oven, hob, and fridge/freezer.

A separate living room benefits from a side aspect and feature bay window. The main bedroom is a well-proportioned double with dual-aspect windows overlooking the communal gardens. It also includes a built-in wardrobe and a modern en-suite shower room, fitted with a white suite comprising a shower enclosure, WC, and wash basin. The second bedroom, also a double, is served by the family bathroom, which features a bath, WC, and wash basin.

This property further benefits from access to secluded communal gardens and allocated off-road parking space.

999 years remaining on the lease

Service Charge - £180.00 per month

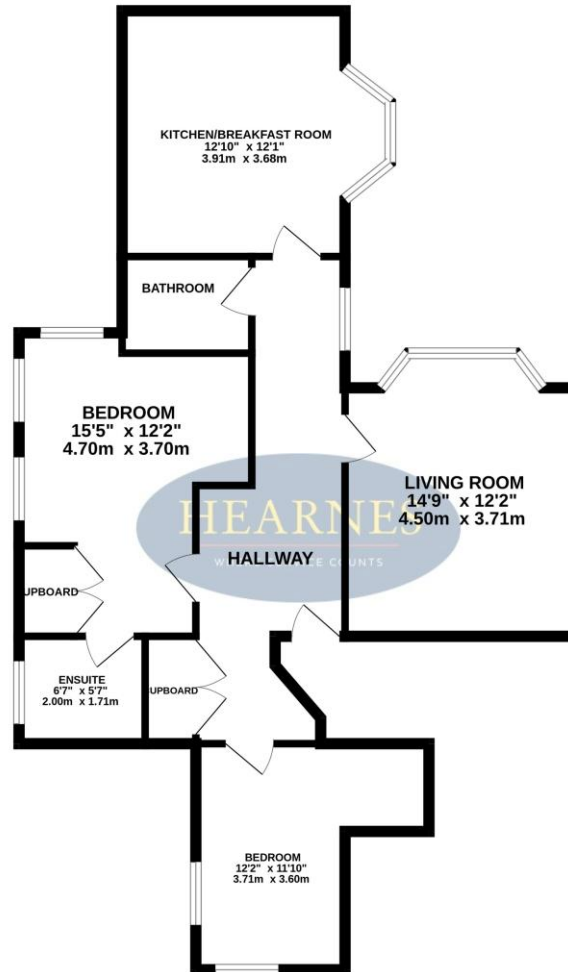
**COUNCIL TAX BAND: C**

**EPC RATING: 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.



FIRST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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

