



**HEARNES**  
WHERE SERVICE COUNTS

A spacious two bedroom ground apartment situated in south after Meyrick Park within easy reach of Bournemouth Town Centre, the award winning sandy beaches and popular West Hants Leisure Club. The property benefits from generous accommodation and occupies the whole of the ground floor. The property has allocated parking and the entire garden is private to the flat. Internal viewing is highly recommended to appreciate this unique, character property and all it has to offer.

This ground floor apartment benefits from immediate access after the communal door which leads to the properties lovely open hallway. There are two double bedrooms, with the master benefitting from an en-suite shower room, with w/c, wash hand basin and shower and has delightful views over the side garden. The second bedroom is to the rear and has a feature bay window which overlooks the rear garden.

The family bathroom offers a bath with shower over, a w/c and wash hand basin. The kitchen has a range of floor and wall mounted units which offers plenty off storage and has room for a table and chairs with double doors leading out on to the terrace. The lounge is a brilliant size and again looks over the rear garden and has a doorway leading to the conservatory.

A particular feature of the property is the conservatory which is a sunny aspect and has ample space for dining room furniture or a delightful snug / living room which opens out on to garden.

Maintenance approx. £3200 P/A

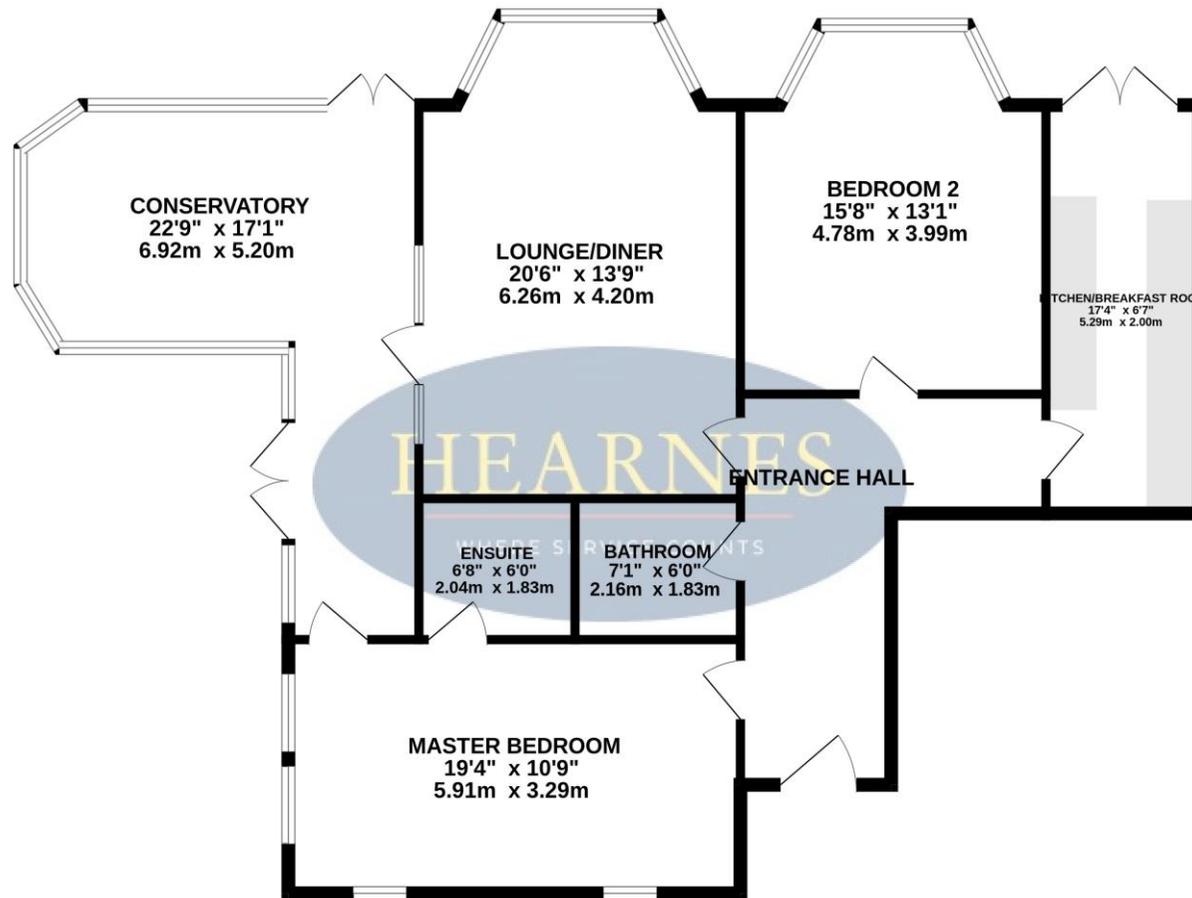
**COUNCIL TAX BAND: C**

**EPC RATING: TBC**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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  
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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