



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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	



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Flat 2, Stockwood Court 19 St Winifreds Road, Meyrick Park, MEYRICK PARK BH2 6NY

£300,000

The Property

Brown and Kay are delighted to market for sale this raised ground floor apartment within this attractive development. Enjoying a pleasant established setting with tree lined backdrop, the home affords spacious and well arranged accommodation with many benefits to include a good size entrance hall, 20' lounge/dining room and well fitted kitchen/breakfast room, both with sliding doors on to the generous patio with lovely outlook, two bedrooms, en-suite shower room and principle bathroom. Furthermore, the home benefits from gas central heating, underground parking and a share of the freehold - this would make a wonderful main home purchase or holiday home alike.

Stockwood Court occupies a lovely position surrounded by well tended grounds with a tree lined outlook beyond, in the sought after area of Meyrick Park with its woodland walks and easy access to central Bournemouth. The town centre itself offers a wide and varied range of shopping and leisure facilities, further enhanced by the beautifully manicured gardens and impressive sandy beaches with miles upon miles of promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other.

AGENTS NOTE - PETS

Our client has provided us with a clause from the lease in regards to pets, please refer to Rightmove images for a copy or our office.

COMMUNAL ENTRANCE HALL

Secure entry system through to communal entrance hall with lift and stairs.

ENTRANCE HALL

Two storage cupboards, radiator.

LOUNGE/DINING ROOM

20' 1" x 12' 0" (6.12m x 3.66m) Rear aspect UPVC double glazed sliding doors to patio, radiators, door through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12' 6" x 12' 1" (3.81m x 3.68m) maximum measurements. Well fitted with a modern range of wall and base units with work surfaces over, integrated fridge/freezer, built-in four point electric hob and double oven, integrated dishwasher, rear aspect UPVC double glazed sliding door to patio, radiator, space for table and chairs.

BEDROOM ONE

16' 3" maximum x 9' 4" (4.95m x 2.84m) up to built in wardrobes. Side aspect UPVC double glazed window, radiator, built-in wardrobes, door to en-suite.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c. Side aspect UPVC double glazed frosted window.

BEDROOM TWO

12' 7" x 8' 7" (3.84m x 2.62m) Front aspect UPVC double glazed window, radiator.

BATHROOM

Suite comprising bath with shower screen and wall mounted shower, wash hand basin and low level w.c. Heated towel rail.

PRIVATE PATIO

A lovely addition to the apartment is the more than generous patio which spans the full width of the home with pleasant outlook over the communal grounds.

UNDERGROUND PARKING

An underground parking space is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of Lease - Approximately 106 years remaining

Maintenance - £1,750.00 per annum

COUNCIL TAX - BAND D