



**Knoll Manor, 26 St Valerie Road,
Meyrick Park, Bournemouth, Dorset, BH2 6PL**

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Share of Freehold

A stunning penthouse apartment having undergone extensive modernisation and updating by the current owner and featuring two large roof terraces offering beautiful far reaching sea and Town views. The property is located in the premier Meyrick Park location within easy reach of Bournemouth Town Centre, main transport links and the award winning sandy beaches. Offering in excess of 1270 sq ft of accommodation the property features a stunning open plan kitchen/living room, two luxury bath/shower rooms along with secure underground parking and garage. The property further benefits from a share of freehold, feature down lighting to all principal rooms along with further external lighting to both roof terraces.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the apartment. On entering the property an impressive hallway provides access to all accommodation and leads to a stunning open plan kitchen/living room measuring in excess of 36ft and leading onto one of the roof terraces via bi-folding doors offering stunning far reaching Town and sea views. The high specification kitchen offers a comprehensive range of floor and wall mounted units finished with a solid wood work surface and complimented with a range of integrated appliances.

All bedrooms are generous in size with two providing direct access onto the second roof terrace. The master bedroom suite features fitted Sharps wardrobes and is served by a luxury en suite bathroom. A further luxury shower room with walk in shower enclosure and separate utility room completes the accommodation.

Externally the property is situated within superbly maintained communal grounds and benefits from secure underground parking and garage whilst there is ample above ground visitor parking.

Share of Freehold

Maintenance: £200.00 per month – includes water and grounds maintenance

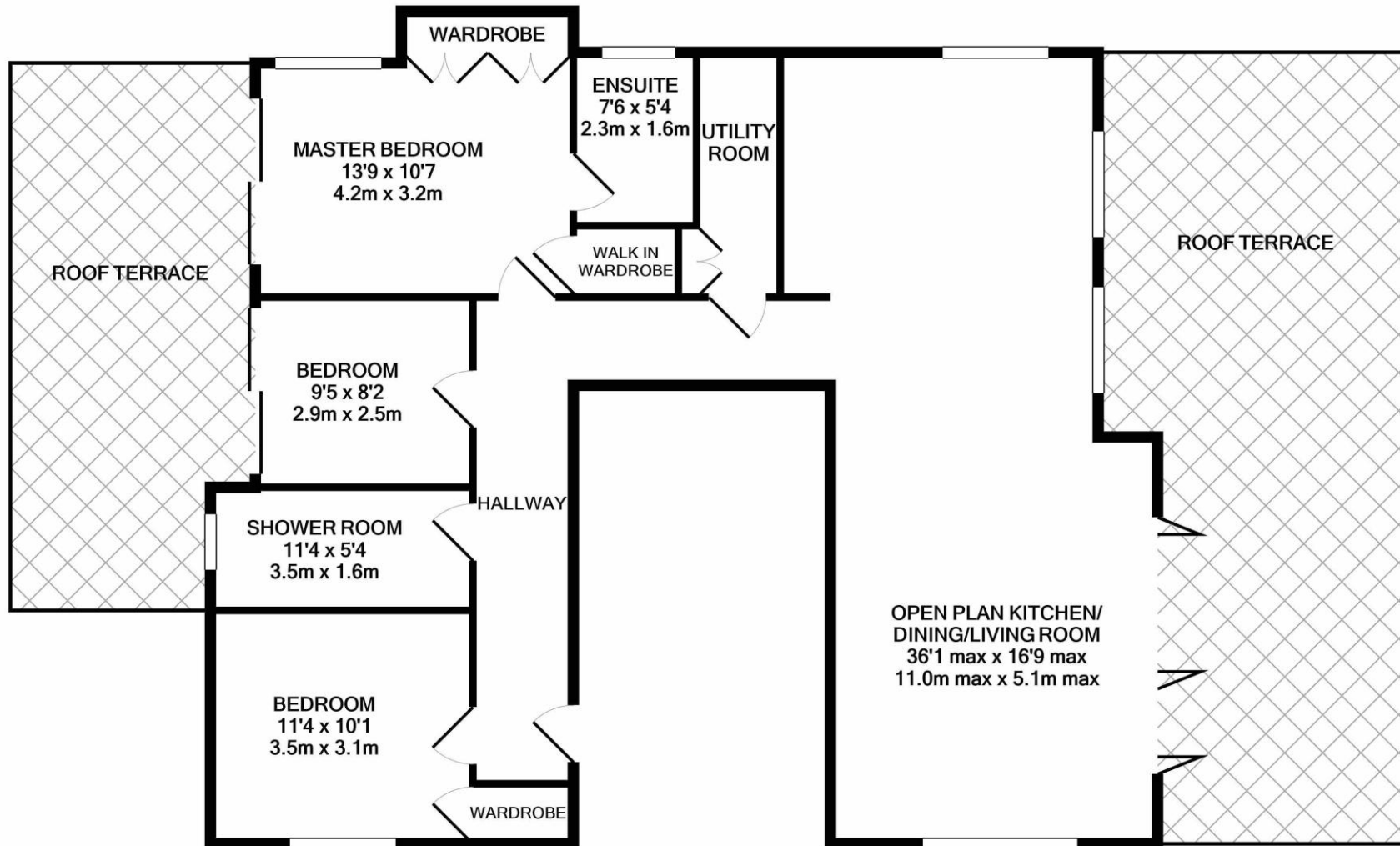
COUNCIL TAX BAND: D

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.







TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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