



St Anthony's Road, Meyrick Park
Bournemouth, Dorset

HEARNES

WHERE SERVICE COUNTS

St Antonys Road, Meyrick Park, Bournemouth, Dorset

A beautifully presented three double bedroom Edwardian character apartment, ideally positioned within the highly sought-after Meyrick Park location. Offering generous and light-filled accommodation throughout, the property benefits from a private entrance, luxury kitchen/breakfast, en-suite to the principal bedroom, a balcony, and a stunning dual aspect living space. Further features include a share of freehold, off-road parking, well maintained communal grounds, and no forward chain.

On entering the property via a private entrance there is an attractive feature fireplace with stairs rising to a spacious first floor landing enhanced by a feature stained glass window and providing access to all accommodation. A particular highlight of the apartment is the impressive dual aspect living/dining room and further complemented by a beautiful original fireplace and charming bay window with fitted seating. The refitted high specification kitchen/breakfast room is well proportioned and also benefits from a dual aspect, fitted with a comprehensive range of floor and wall mounted units, integrated appliances and a breakfast bar.

The accommodation comprises three generous double bedrooms. The principal bedroom benefits from a refitted en-suite bath/shower room, while a second bedroom enjoys access onto a private balcony. A shower room completes the accommodation.

Externally, the property is set within well maintained communal grounds and benefits from off-road parking and a car port. Previous planning permission has been granted for the construction of a garage.

Maintenance: £150 per month to include communal gardening and buildings insurance.

Share of freehold, no ground rent.

Council Tax Band: D

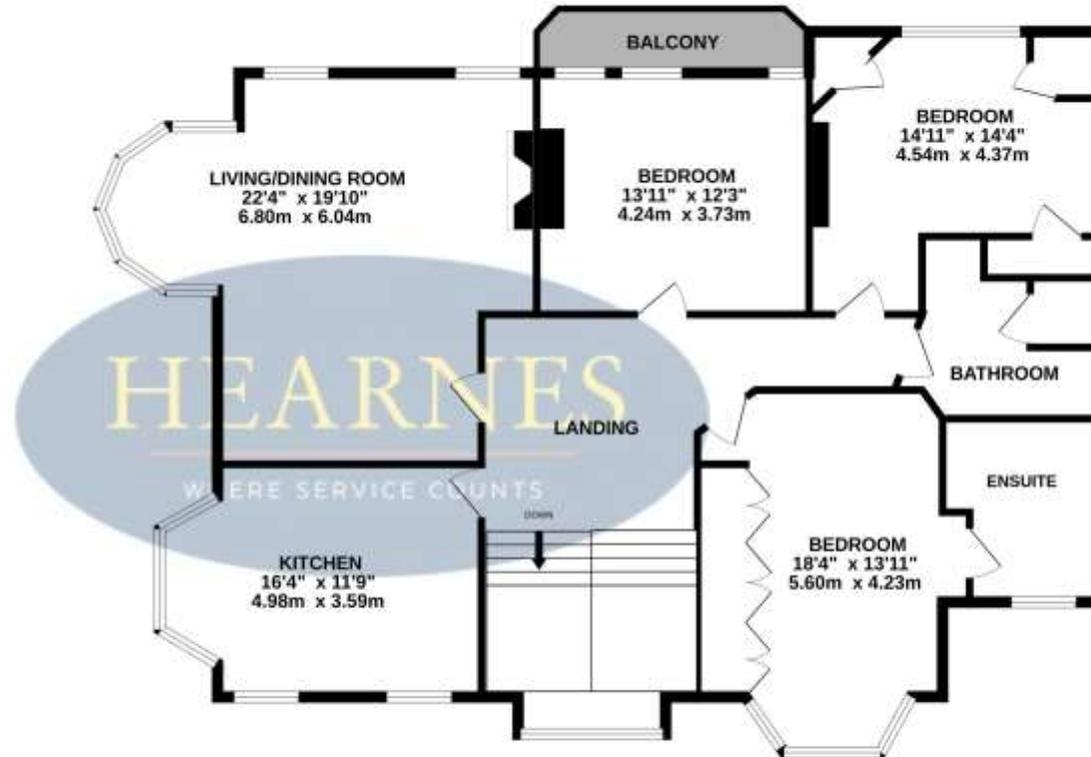
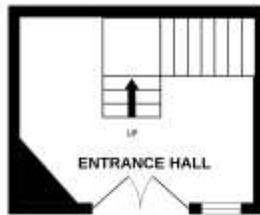
EPC Rating: TBC

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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:
83 sq.ft. (7.7 sq.m.) approx.

FIRST FLOOR:
1291 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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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