



HEARNES
WHERE SERVICE COUNTS

An immaculately presented two double bedroom first floor apartment located in the highly sought after Meyrick Park location within easy reach of Bournemouth Town Centre and the award winning sandy beaches along with being moments from the beautiful woodland and 18 hole golf course of Meyrick Park. The property has been superbly maintained by the current owner and features two modern bath/shower rooms, a spacious living/dining room, modern kitchen/breakfast room and large balcony offering a pleasant outlook. The property further benefits from secure underground allocated parking and a share of freehold.

The property is offered for sale with no forward chain.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift leading to the first floor and entrance to the apartment. On entering the property a welcoming entrance hall, with useful storage cupboards, opens into a spacious living/dining room leading onto a private balcony. An impressive kitchen/breakfast room, which also provides access to the balcony, offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for kitchen appliances.

The property's two bedrooms are generously sized with the impressive master bedroom suite benefitting from ample fitted wardrobes and a modern en suite shower room. Finishing the accommodation is a modern family bathroom. Externally the property is situated within superbly maintained communal grounds whilst benefitting from secure, underground allocated parking.

EPC:C

COUNCIL TAX BAND:D

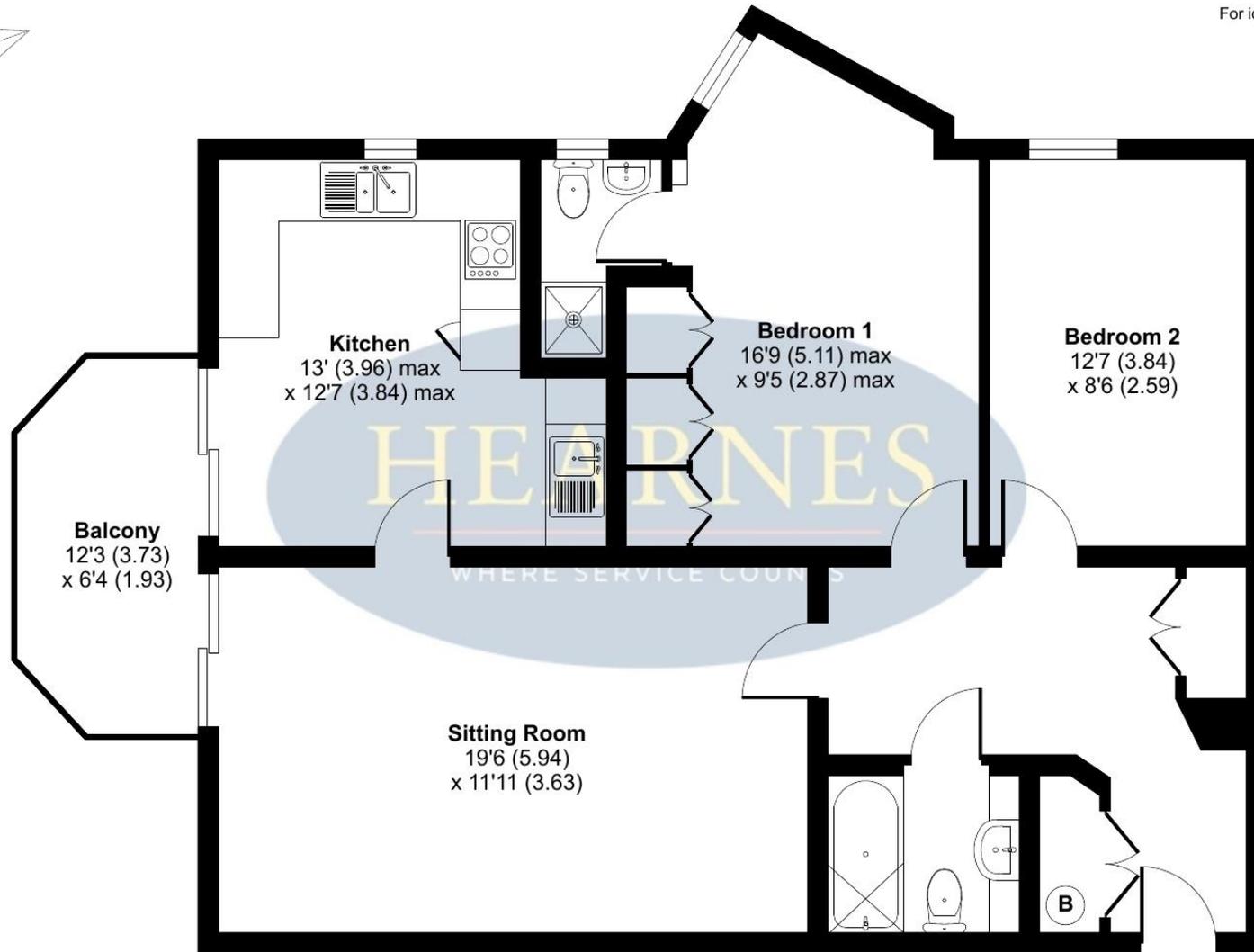
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



St. Winifreds Road, Bournemouth, BH2

Approximate Area = 885 sq ft / 82.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1151973

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

