



HEARNES
WHERE SERVICE COUNTS

A spacious and beautifully presented top-floor apartment located in Meyrick Park, a popular and convenient area less than a mile from Bournemouth Town Centre. The town offers a wide range of high-street shops, bars, and restaurants, along with access to award-winning sandy beaches and a mainline rail station with regular services to London Waterloo, approximately two hours away.

A secure intercom entry phone system provides access to a well-maintained communal hallway, with stairs and a lift serving all floors. Upon entering the apartment, a good-sized hallway leads to all rooms and includes ample storage cupboards. The spacious living/dining room benefits from a large window with a delightful southerly aspect, offering far-reaching views over Meyrick Park woodland. The separate kitchen has been refitted with a range of base and eye-level units, integrated double ovens, a hob, and space for additional white goods.

Both bedrooms enjoy a southerly aspect. The principal bedroom is particularly spacious, while the second bedroom is also a generously sized double room. The modern refitted bathroom features a hand washbasin, a bath with a shower over, a WC, and a vanity unit.

The apartment also includes a single garage with an up-and-over door, provision for resident and visitor parking, and is set within well-maintained communal gardens.

Maintenance charge £1,580 per half year - No ground rent

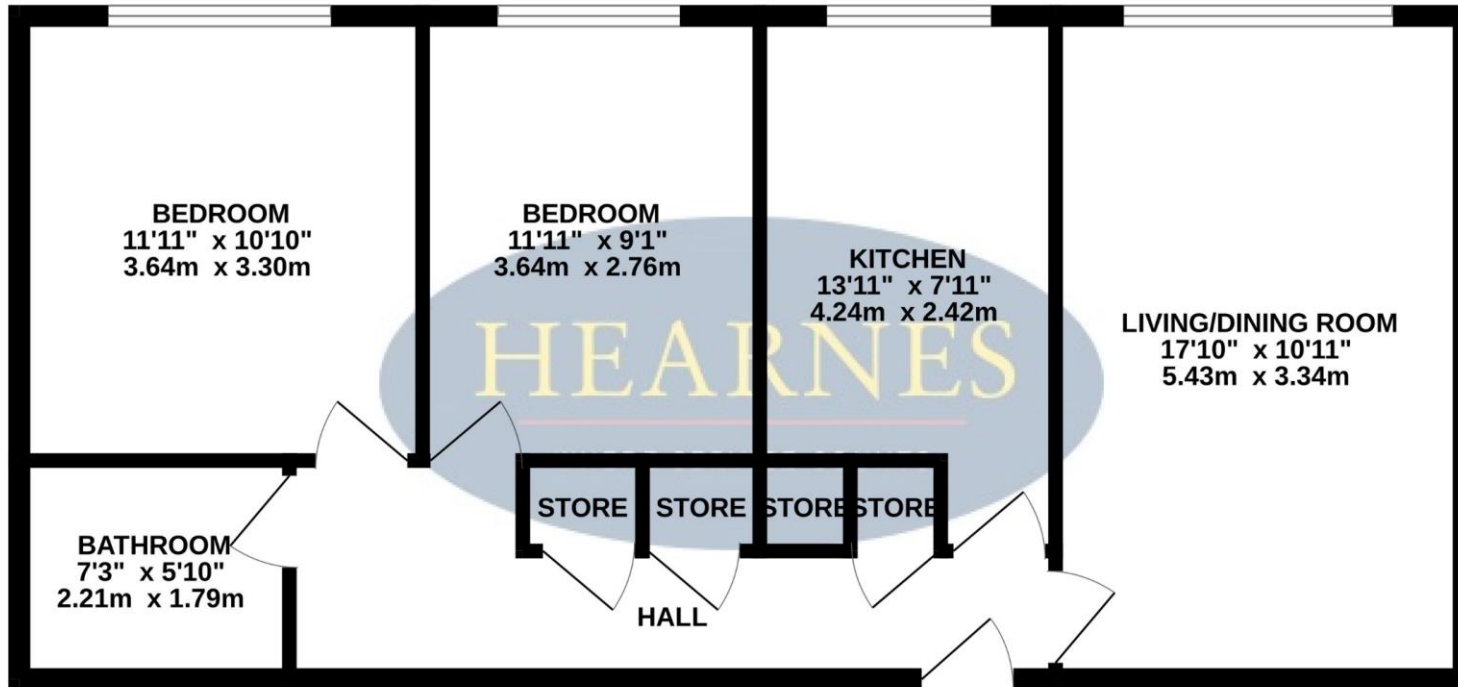
Share of freehold - 999 years from 2003

COUNCIL TAX BAND: C EPC RATING: E

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



TOP FLOOR



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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

