

**Meyrick Court
20 St. Winifreds Road
Bournemouth. BH2 6PH**



Modern two bedroom second floor apartment with West facing balcony and underground parking.

Guide Price £260,000 Leasehold







Situation & Description

The property is situated in a popular residential location in Meyrick Park. Within just a short walk to the bustling Bournemouth town centre which offers a range of amenities including high street shops, restaurants, cafes, bars, beaches and many others. Bournemouth also offers great transport links with main trainline going from Weymouth to London Waterloo, regular bus routes and easy access to Wessex Way and Spur Road.

Intercom system allows access into the building with lift access to the second floor. The entrance hall leads through to the principle accommodation with three generous storage cupboards.

The living/dining room has dual aspect with pleasant outlook onto the well tended communal gardens and siding patio door leading onto the West facing balcony. The kitchen has a range of eye and low level cupboards with space and plumbing for washing machine, tumble dryer and tall fridge/freezer, integrated oven, electric hob with extractor above.

There are two bedrooms, the master benefitting from fitted wardrobes. The family bathroom has part tiled walls with three piece suite comprising low flush WC, wash hand basin with vanity unit under, panel bath with overhead shower. There is also a separate WC.

The balcony is West facing providing a sunny aspect with outlook onto the gardens. The property has an allocated underground parking space.

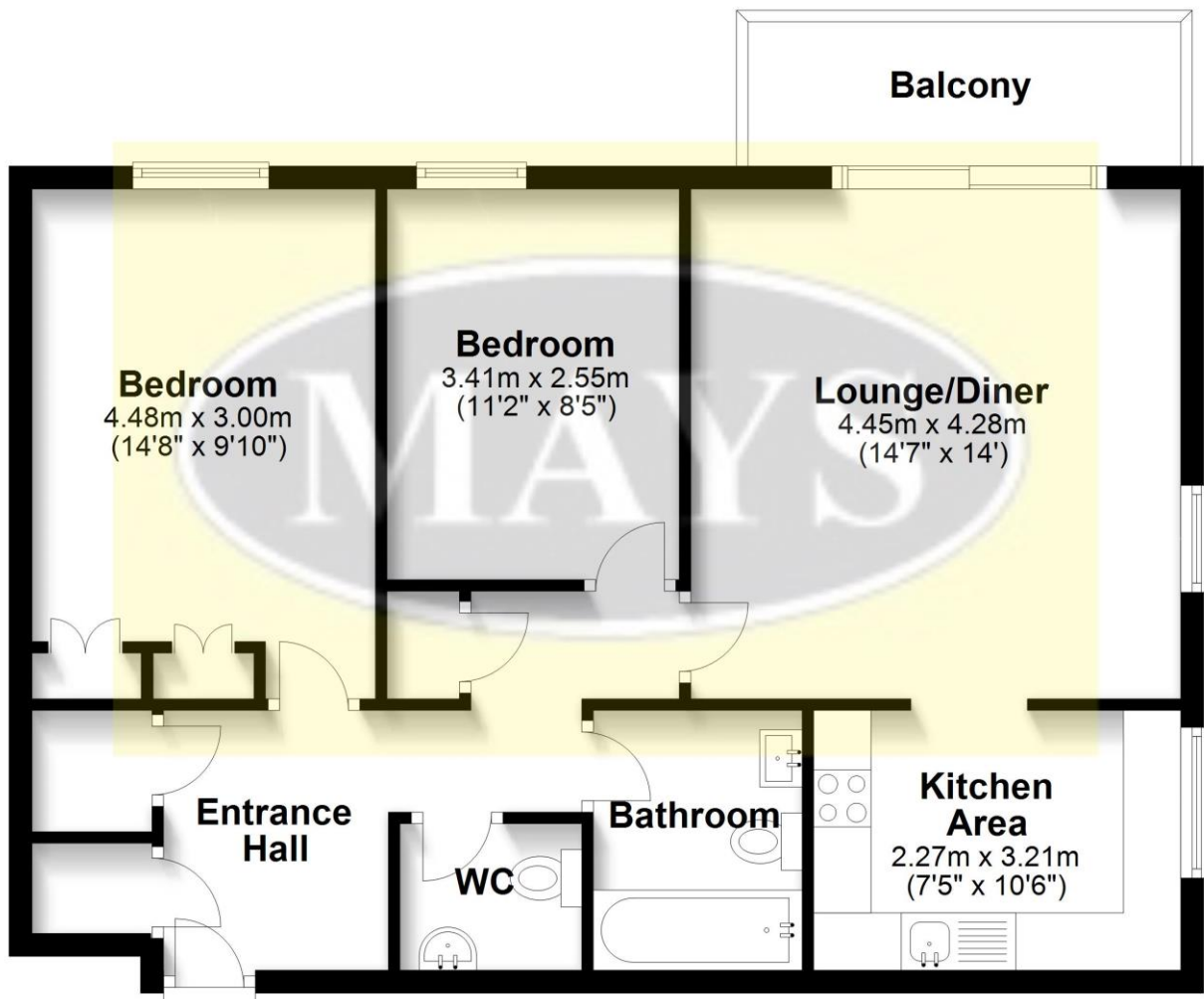
Lease length: Approximately 150 years remaining

Service Charge: £1,600 per annum which includes buildings insurance and ground rent
No pets or holiday lets

- Two bedrooms
- Generous living accommodation
- West facing balcony
- Family bathroom and separate WC
- Second floor apartment
- Meyrick Park location
- Modern interior
- Long lease
- Secure underground parking space
- Modern electric radiators
- Generous storage

Second Floor

Approx. 68.1 sq. metres (733.2 sq. feet)



Total area: approx. 68.1 sq. metres (733.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.







IMPORTANT NOTICE:

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

4 Seamoor Road
Westbourne, Bournemouth, Dorset
TEL: 01202 757555

EMAIL: Bournemouth@maysstateagents.com

