



**St Valeries Road
Meyrick Park, Bournemouth, Dorset**



St Valerics Road, Meyrick Park, Bournemouth, Dorset

An impressive two double bedroom raised ground floor apartment located in the premier Meyrick Park area. Moments from Bournemouth town centre, the property benefits from a spacious feature entrance hall, living room, principal bedroom with south-facing balcony, and a separate kitchen/breakfast room. Further advantages include tandem allocated parking.

Ideally positioned within the popular and leafy Meyrick Park area. Meyrick Park itself sits at the end of St Valerie Road and offers acres of beautiful woodland walks, an 18-hole golf course with state-of-the-art gymnasium and swimming pool facilities, along with playing fields that host a variety of sports teams and the annual Bournemouth Symphony Orchestra (BSO) Proms in the Park each August. The apartment is conveniently located within walking distance of Bournemouth Train Station and the town centre, renowned for its award-winning sandy beaches.

The development is accessed via a secure entry system, with a communal hallway and lift providing access to the apartment. Upon entering, an impressive and spacious entrance hall offers versatility and could serve as an ideal study area or additional reception space. The kitchen/breakfast room overlooks the rear aspect and provides ample wall and floor-mounted cabinetry, together with space for a dining table.

Both bedrooms are generously proportioned and benefit from fitted wardrobes. The principal bedroom enjoys a balcony overlooking the rear aspect. A spacious living room faces the front elevation. The accommodation is completed by a separate WC and a bathroom comprising a bath with shower over, wash hand basin and WC.

Externally, the property is set within beautifully maintained communal gardens and is conveyed with a secure underground tandem parking space. A communal storage unit provides additional storage for residents.

Share of Freehold - 975 years remaining.

Maintenance: Approx. £1721.35 every 6 months to include water rates and building insurance

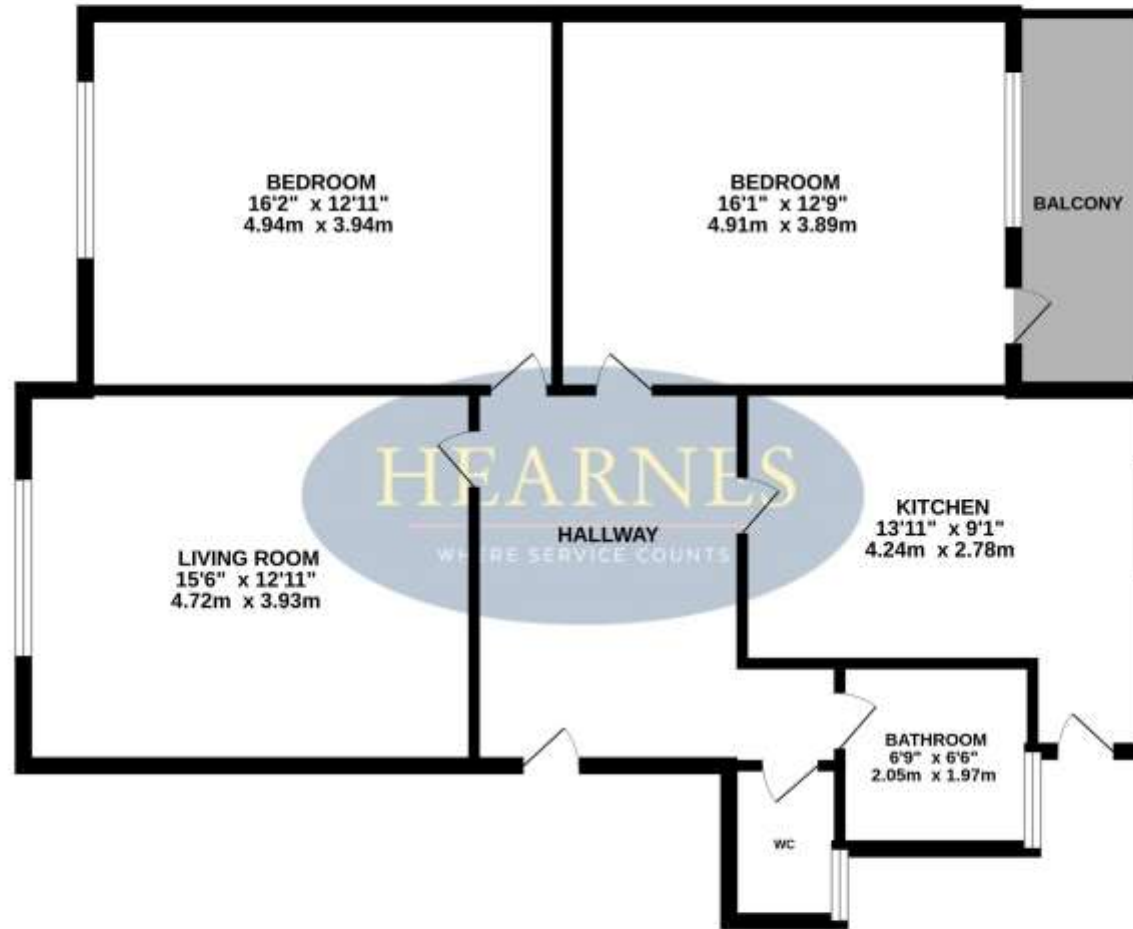
EPC RATING: C

COUNCIL TAX BAND: C

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
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

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 errors, omissions or mis-statements. 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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