

**Flat 79 Meyrick Court, 17, St. Anthony's Road,
Bournemouth, BH2 6PB**



Property overview

Guide Price £235,000

A well-presented and upgraded two double bedroom top floor flat in the well-placed block of Meyrick Court, St Anthony's Road, Bournemouth.

Convenient for Bournemouth Town Centre (0.9 miles), Meyrick Park (golf course, health club, rugby ground and tennis courts) (0.9 miles), Bournemouth Beach (1.2 miles), Bournemouth Bus/Train Station (0.9 miles) as well as direct access to travel links via Wimborne Road (0.3 miles).

The accommodation offers a large entrance hallway (with three storage cupboards), a lounge/diner opening onto a private balcony, a kitchen, two double bedrooms (both with built-in wardrobes), a bathroom and a separate WC.

The property also benefits from UPVC double glazing, a modern infrared electric heating system, allocated parking within a secure underground car park, and the remainder of a long c. 145-year lease.



Accommodation

Front External:

Vehicular access from St. Anthony's Road, residents' overground car park (first come, first served), communal bin store, path to communal entrance, communal door to hallway, stairs and lift to top (third) floor, front door to:

Entrance Hall: 7' 4" x 6' 4" (2.23m x 1.93m)

Spotlights, smoke alarm, telephone door entry system, infrared electric panel heater, inner hall and doors to accommodation, doors to cupboards:

Cupboard One: 3' 10" x 2' 11" (1.17m x 0.89m)

Shelving and hanging space providing storage, consumer unit.

Cupboard Two: 3' 0" x 2' 11" (0.91m x 0.89m)

Shelving, providing storage and housing a cold water feed plus an electric hot water cylinder.

Inner Hall: 11' 3" x 6' 4" (3.43m x 1.93m)

Doors to accommodation, door to,

Storage Cupboard: 2' 6" x 1' 7" (0.76m x 0.48m)

Shelving, hanging space, providing storage.

Lounge/Diner: 14' 8" x 13' 10" (4.47m x 4.21m)

Full height window to side aspect, door to kitchen, infrared electric panel heaters, TV aerial point x 2, sliding glass door to:

Balcony: 11' 4" x 4' 8" (3.45m x 1.42m)

South-easterly facing, outdoor light, overlooking communal gardens, external electric sockets, cast iron balustrade surround, laid to stone tiles.

Kitchen: 10' 5" x 7' 3" (3.17m x 2.21m)

Spotlights, heat alarm, range of eye and base level units, space for low level appliances (washer/dryer, slimline dishwasher, fridge, freezer and oven/grill), window to side aspect.

Bathroom: 7' 2" x 6' 1" (2.18m x 1.85m)

Spotlights, ceiling mounted extractor, fully tiled walls and floor, panelled bath with glazed shower screen, MIRA electric shower and handheld attachment over, shaver/ electric toothbrush outlet, tabletop sink with mirror above, electric ladder style towel radiator, WC,

Separate WC: 4' 11" x 3' 11" (1.50m x 1.19m)

Ceiling mounted extractor fan, part tiled walls, tabletop sink with waterfall tap and mirror above and storage below, WC.

Bedroom One: 14' 6" x 9' 10" (4.42m x 2.99m)

Full height window to rear aspect, infrared electric panel heater, built in wardrobes (6'0" x 2'4"), TV point.

Bedroom Two: 11' 2" x 8' 0" (3.40m x 2.44m)

Full height window to rear, infrared electric panel heater, TV point, door to:

Built-In Storage Cupboard: 2' 10" x 2' 9" (0.86m x 0.84m)

Shelving and hanging space providing storage.

Communal Grounds:

Communal gardens to the rear of the building, accessed through the building or via the side wrap-around garden.

Lease:

Approx. 147 years remaining

Service Charge:

£2,400 per annum (including building insurance).
Paid in 6 monthly instalments (2 x £1,200)

Ground Rent:

£45 per annum

Agents Note:

A list below provided by our vendor of works done in ownership, including, but not limited to:

January/February 2021:

- Electrical work with NICEIC certificate: New fuse board installed and partial electrical rewire, LED downlights installed in the hallway, bathrooms and kitchen, all electrical switches and sockets replaced, plus more installed, including an outdoor socket on the balcony.
- Infrared panel heating system installed.
- Complete re-plaster of entire flat.
- Kitchen retiled.
- New kitchen flooring and carpets fitted in hallway, bedrooms and lounge.

October/November 2021:

- New kitchen worktop, sink and tap fitted.
- Bathroom and WC retiled and new suites and fixtures fitted.
- 15mm copper mains pipework & hot feed replaced.
- Water cylinder replaced with 210L capacity, suitable to fill new 170L bath + 3 bar ST pump installed.

February 2022:

- Kitchen cabinets painted.

April 2024:

- Carpet replaced in master bedroom.

August/September 2024:

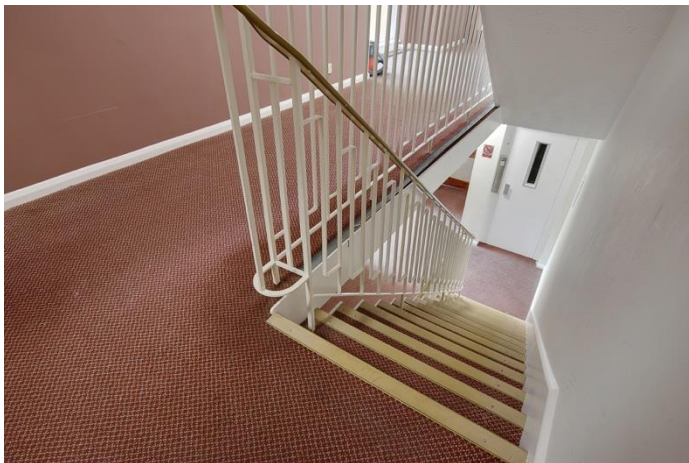
- New FD30 front door to flat installed and certified.

Photography





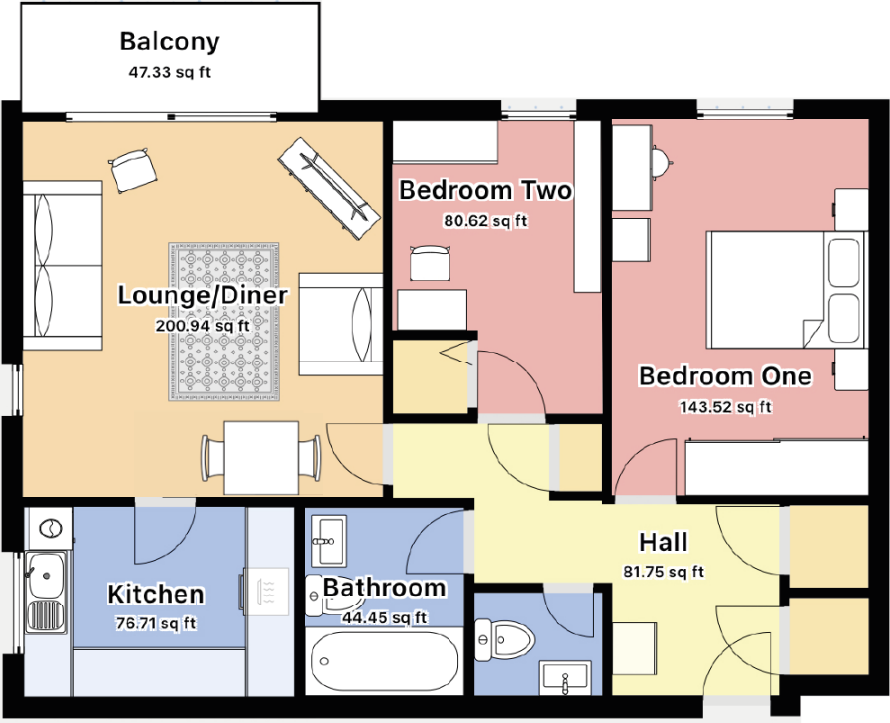








Floor Plan



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EPC

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Energy performance certificate (EPC)

Flat 79 Mayrick Court 17, St. Anthony's Road BOURNEMOUTH BH2 6PB	Energy rating E	Valid until:	25 January 2028
		Certificate number:	8202-2065-0629-2127-2983

Property type

Top-floor flat

Total floor area

67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details

Contact

Tel: 01202 805 806

Email: hello@simonandcoproperty.co.uk

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