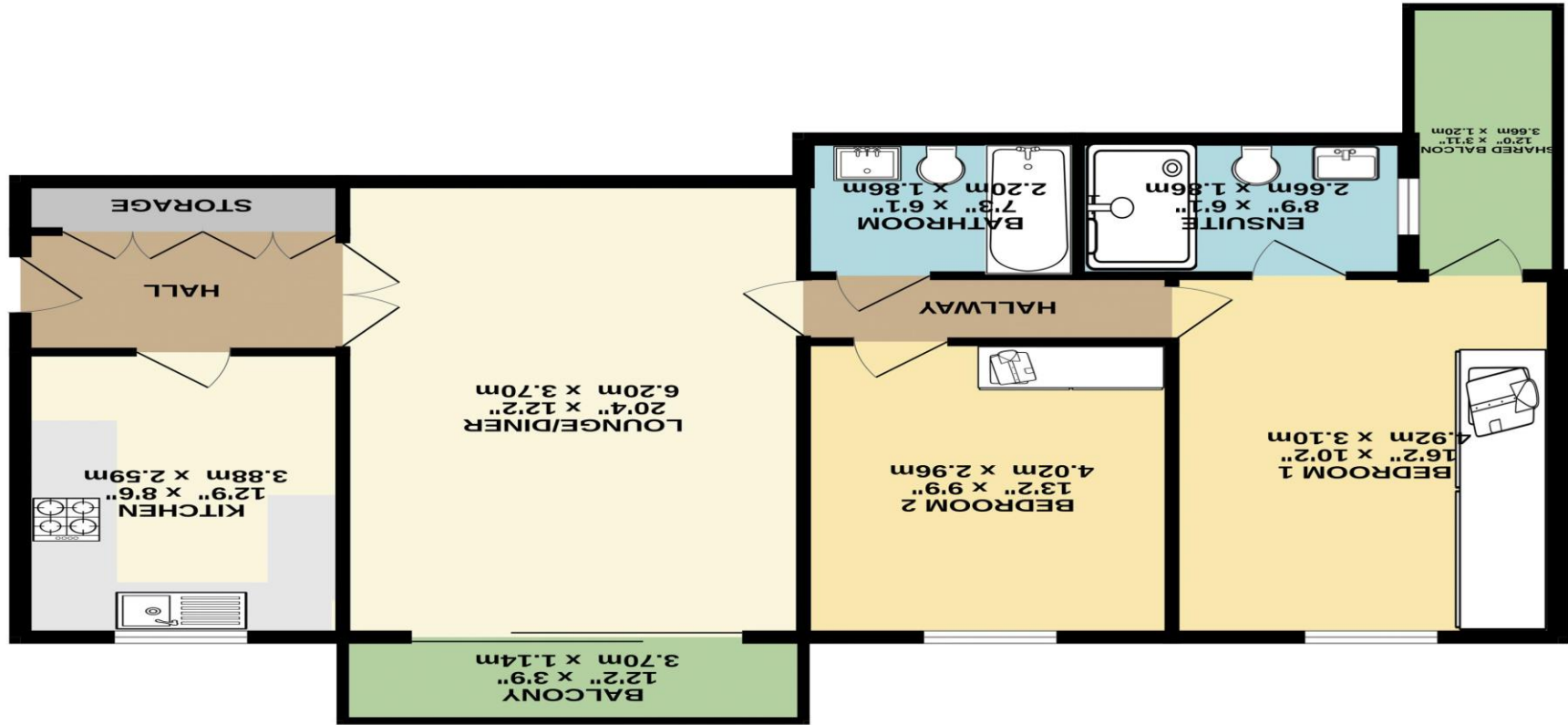


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 or omission of the 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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SECOND FLOOR



# Garden House, Meyrick Road, Bournemouth, Dorset, BH1 3EB

## £270,000 – Share of Freehold

**Well Presented Two Bedroom, Two Bathroom Second Floor Flat | Entrance Hall | Modern Kitchen | Lounge | Balcony  
Master Bedroom with En-Suite Shower Room and Access to Shared Balcony | Second Double Bedroom | Family Bathroom  
Share of Freehold | No Chain**

This spacious two-bedroom, two-bathroom apartment is located on the second floor in a highly sought-after area, just 400 yards from the clifftops with award-winning sandy beaches below. Bournemouth town centre and the mainline train station are both nearby. The property features double glazing throughout, a lift service to all floors, and is offered for sale with no onward chain.

Upon entering, you are greeted by a well-presented communal hallway, with stairs and a lift leading to the second floor. The apartment boasts a generously sized private hallway with built-in storage cupboards, which leads to a modern fitted kitchen. The kitchen features a window overlooking the front of the building, an integrated oven and hob, and space under the worktop for a washing machine. Adjacent to the kitchen is a spacious lounge/diner, complete with sliding doors that open to a private patio large enough for a table and chairs.

The main bedroom includes fitted wardrobes that provide ample storage space, an en-suite shower room, and direct access to a shared balcony overlooking the rear communal garden. The second bedroom also features fitted wardrobes and can comfortably accommodate a double bed. The main bathroom is equipped with a modern suite, including a bath with a shower attachment, a w.c., and a basin set into vanity units, along with an extractor fan.

Outside, residents can enjoy well-tended communal gardens, visitor parking spaces, and allocated secure underground parking. Additional benefits include lift access to all floors and a share of freehold.

Service charge: £2,300.00 per annum  
Ground Rent: to be confirmed  
Lease Remaining: 982 Years Council  
Tax Band : D  
EPC Rating: 71 C

