

# 9 MEYRICK HALL

BOURNEMOUTH • DORSET





## **Bedrooms**

*2 bedroom*

## **Bathrooms**

*3 bathrooms*

## **Facilities**

*Bike store, lift & pet friendly*

## **Balcony**

*Juliette balcony over rear gardens*

## **Outside**

*Communal gardens*

## **Parking**

*Secure allocated parking*

## **No onward chain**

# 9 MEYRICK HALL

SK Property Group are delighted to be exclusively appointed on this well appointed residence, set in beautiful secure gated development. This enchanting apartment is located in Meyrick Park, within five minutes of Bournemouth.

**Two bedroom, well appointed apartment with allocated parking, bike store & communal gardens.**

Open living with Juliette balcony. Perfect first family-friendly home and neighbourhood.





## **Situation**

Meyrick Park Hall is situated in one of the most popular suburbs of Bournemouth in the sought after county of Dorset.

The property is accessed via a tree lined road and paved driveway, with secure, automatic gates and provides allocated parking, along with secure bike storage.

## **Accommodation**

On arrival the principal rooms lead off the spacious entrance hall, with appealing wood flooring, thus creating an exquisite flow throughout this delightful property.



The open plan kitchen / lounge is accessed via the first immediate door on your left. The modern kitchen comprises of a comprehensive range of units, with integral white goods, with plenty of windows allowing natural light to illuminate the open living space.

A balcony from within the lounge area, can be accessed via French doors that overlook the rear gardens.

The primary suite is accessed from the large entrance hall, as an agent, my first reaction was the extensive size this primary bedroom offered, with en- suite with shower over bath, complemented by modern sanitary ware and tiled floor, but what many apartments lack is the vast amount of built in wardrobe space, which this superb space offers.

Bedroom two again is of vast size, furnished with built-in wardrobes, and well proportioned with windows overlooking the front gardens. This bedroom offers a second large en-suite, tiled floors and large walk-in wet room style shower.

A further w/c is accessed via the entrance hall. Despite the property being two bedrooms, the property possesses plenty of storage. A bike store is also accessible to occupants, accessed from the main car park by key code and is a welcome addition for those wishing to cycle to nearby Westbourne & Bournemouth.



The primary bedroom possesses mirrored built-in wardrobes and large modern en-suite with walk in shower.

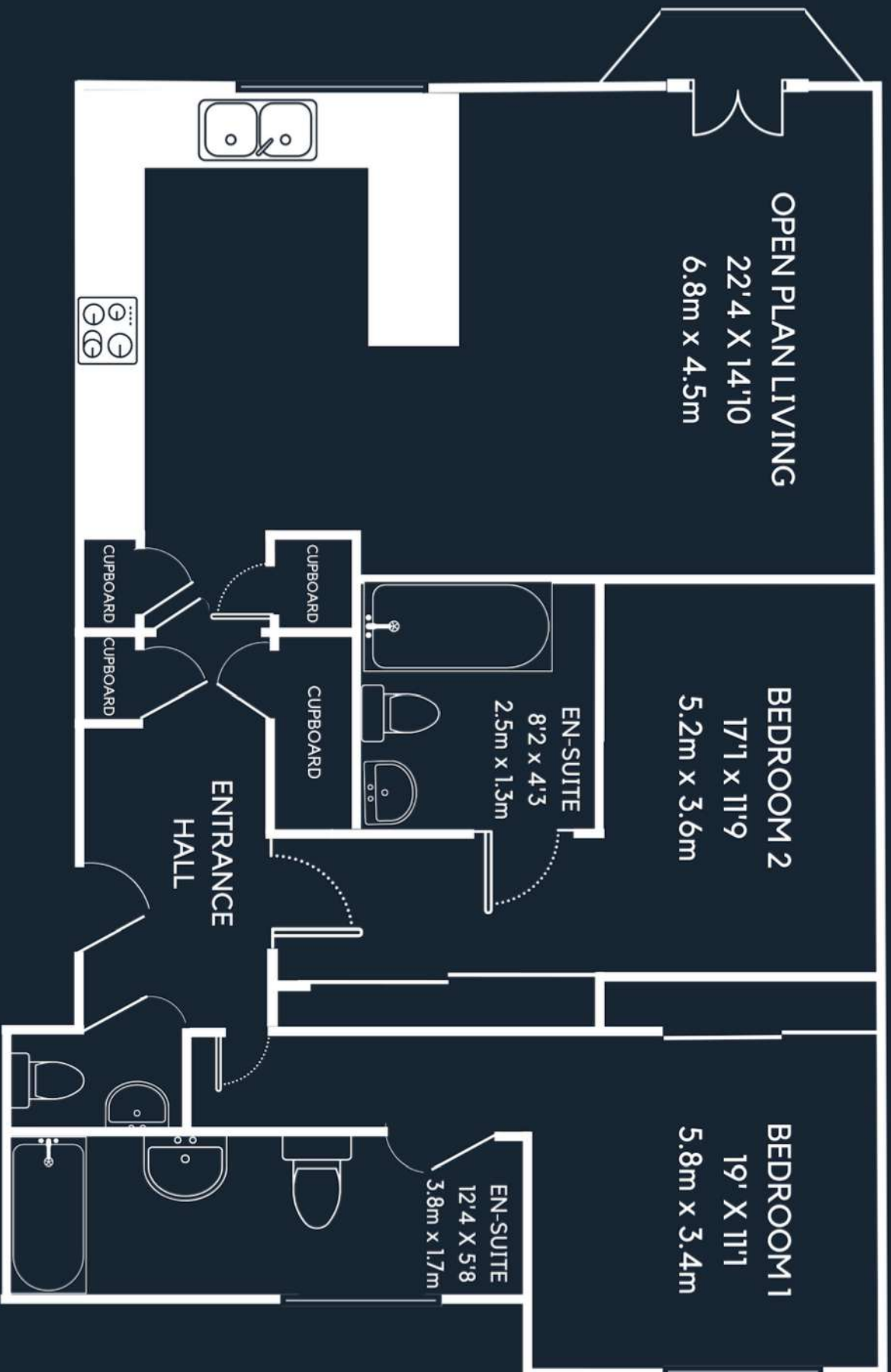


Bedroom two is also of considerable size, with mirrored built-in wardrobes and a large en-suite, with shower over bath.









**TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M)**

Whilst every attempt has been made to ensure the accuracy of the above floor plan, measurements of all elements are approximate, therefore, no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should therefore be used as guidance by any prospective purchaser. The services, systems and appliance systems shown have not been tested and no guarantee as to their operability or efficiency can be provided.

It is worth noting that the property is a mere five minutes drive to the nearest train stations of Bournemouth and Branksome, the train line does run to the rear of the property, however, the bedrooms are located at the opposite end of the property to avoid disruption.

### **Agents Comments**

We are delighted to be marketing such a wonderfully presented apartment, located on a treelined road, located within close proximity to Bournemouth town centre & blue flag beaches.

Meyrick Hall development is a modern apartment block quietly located in beautiful surroundings situated within close proximity to Meyrick Park.

**LEASE: 125 years from 2014**

**GROUND RENT: £250 Per Annum**

**SERVICE CHARGE: Circa : £1,980 Per Annum**