



£775,000

Flat 9, 2, Meraki Cellars Farm Road, Bournemouth, BH6 4DL



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Property Description

This stunning and immaculately presented apartment occupies the top floor of a modern building, completed just three years ago. Located in the highly desirable area of Hengistbury Head, it offers easy access to the scenic Hengistbury Head, beautiful sandy beaches, local shops, restaurants, coffee shops, and a variety of recreational amenities. Public transport is also conveniently nearby, with regular bus services and a train station just a short distance away.

Inside, the apartment features a spacious open-plan kitchen, living, and dining area, all offering breathtaking, uninterrupted panoramic sea views through impressive floor-to-ceiling windows or from the private balcony, which is the perfect sun trap. The apartment boasts high-end finishes throughout, underfloor heating, and an allocated parking space, making it an ideal seaside retreat or your perfect next home.

The kitchen is designed with a large central island, featuring top of the range kitchen appliances on one side and a breakfast bar with seating on the other. Both the family bathroom and the en-suite to the master bedroom are beautifully designed and finished to the highest standard.

To truly appreciate the stunning views, exceptional finishes, and the welcoming atmosphere this incredible apartment offers, an internal viewing is highly recommended.

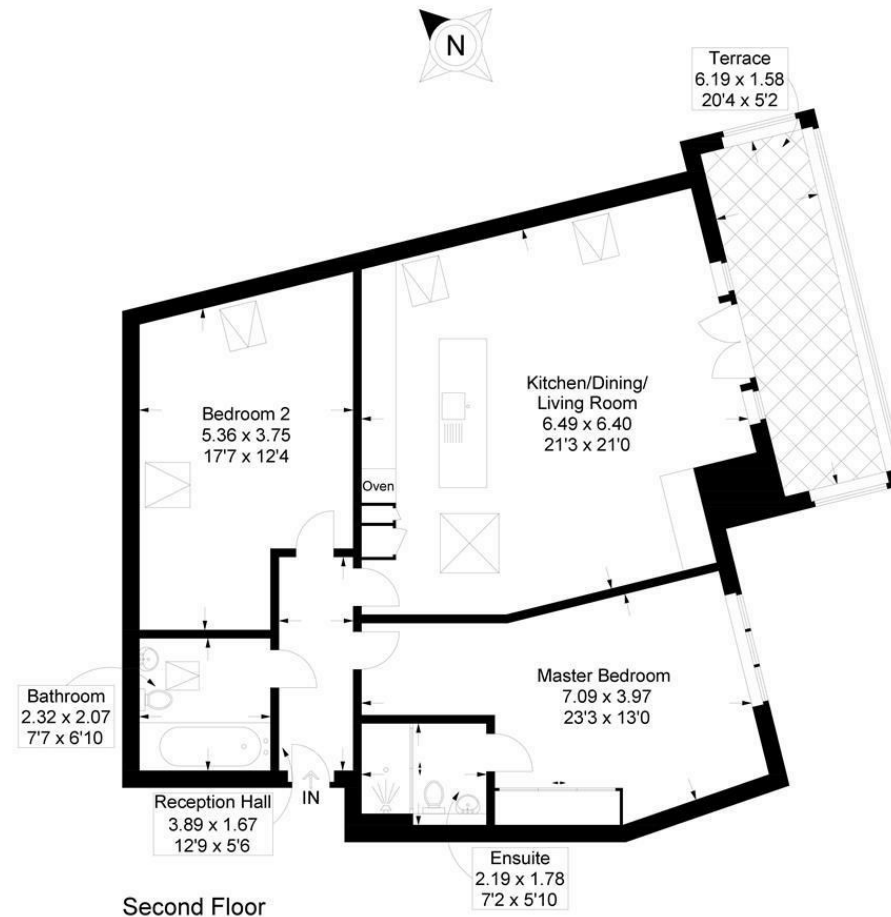


FEATURES & SPECIFICATIONS

- OUTSTANDING SEA VIEWS
- HIGHLY SOUGHT AFTER HENGISTBURY HEAD LOCATION
- IMPRESSIVE OPEN PLAN LIVING ACCOMMODATION
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- PRIVATE BALCONY WITH STUNNING VIEWS
- ALLOCATED PARKING SPACE
- FLOOR TO CEILING WINDOWS AND HIGH CEILINGS
- LIFT ACCESS
- PETS ALLOWED WITH PERMISSION FROM MANAGEMENT COMPANY

Meraki, Cellars Farm Road, Bournemouth

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(01-01) B		
(09-00) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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