



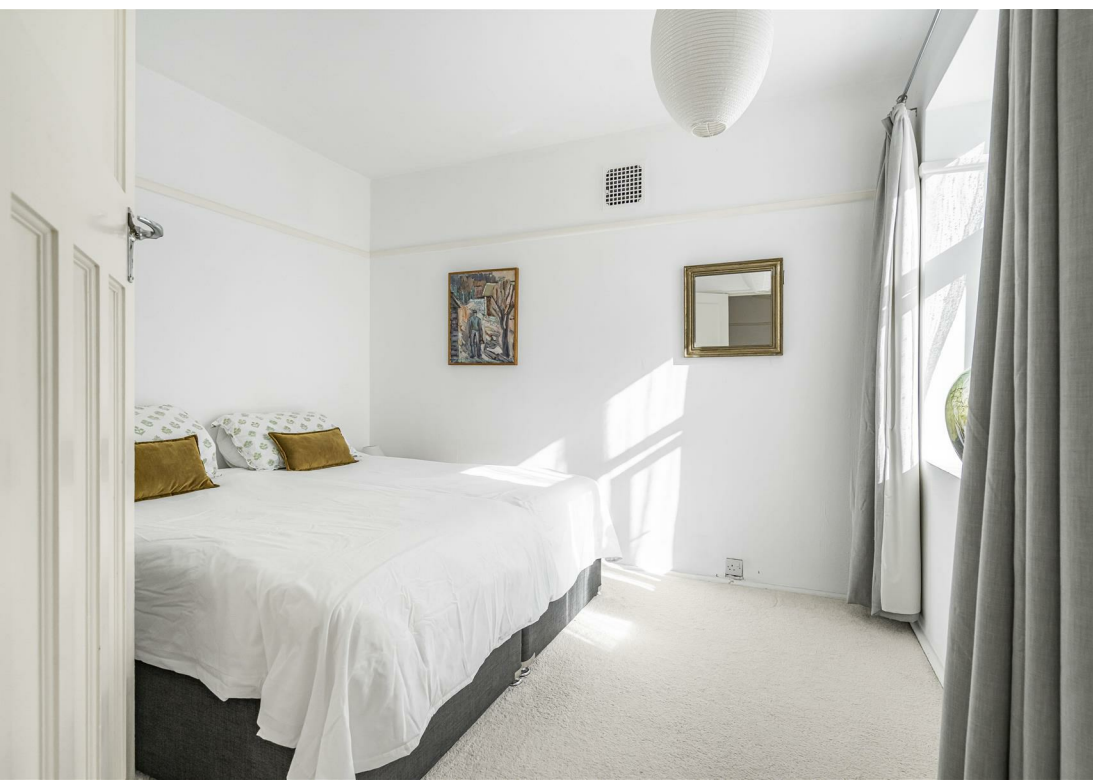
£250,000

Flat 5 Meyrick Park Mansions Bodorgan Road, Bournemouth, BH2 6NH



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Property Description

A beautifully presented ground floor apartment in this attractive property located in a highly sought-after location on this quiet non-through road with easy access to Bournemouth Town Centre, offering a wide range of local shops, amenities, recreational facilities, and public transport links with regular bus services, as well as Bournemouth train station providing direct access to Southampton, Winchester, and London. You are also just a few minutes walk away from Meyrick Park with stunning golf course, health club and luscious green spaces.

The internal living space is deceptively spacious, with a beautiful and bright bay-fronted lounge overlooking the communal garden, two large double bedrooms, a modern fitted kitchen, bathroom, and separate WC. Further benefits include a long lease, garage, plenty of storage space, character features throughout and the fact that the hot water, seasonal heating, and buildings insurance are included in the annual service charge.

This property would make the ideal first home or investment, and an internal viewing is considered essential to avoid disappointment and fully appreciate everything that is on offer.

Service charge is £4804 p/a which includes maintenance, buildings Insurance, hot water and heating. The management company has indicated that the service charges will reduce once the new communal boilers have been replaced which is imminent.



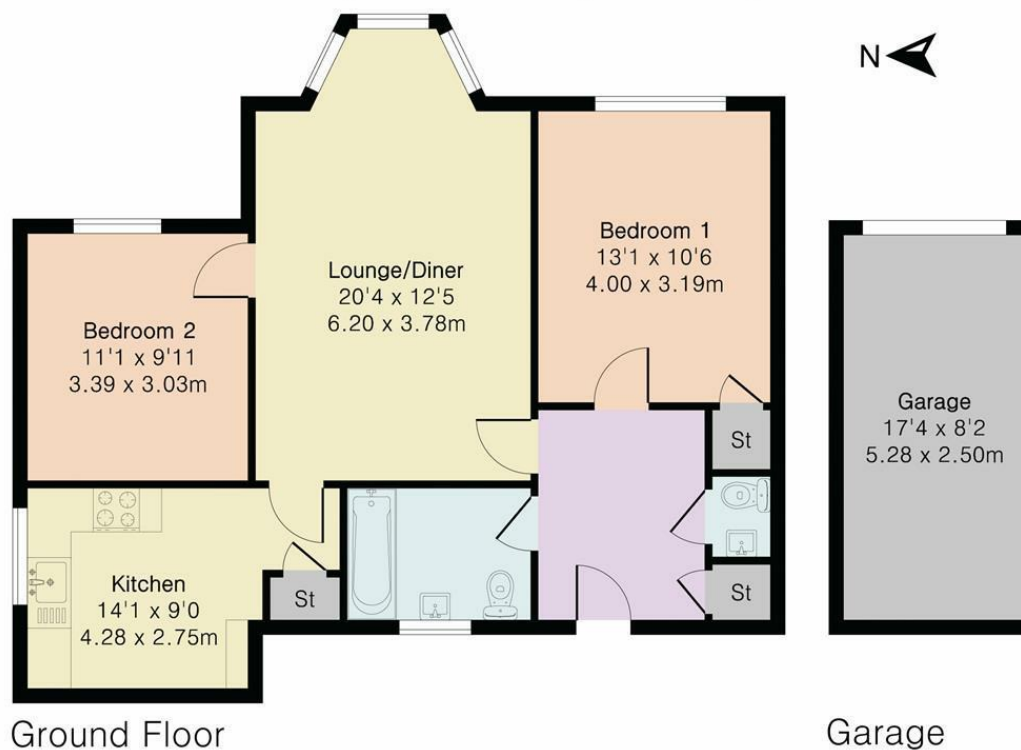
FEATURES & SPECIFICATIONS

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LARGE BAY FRONTED LOUNGE
- MODERN FITTED KITCHEN
- GARAGE
- LONG LEASE
- HIGHLY SOUGHT AFTER LOCATION
- IDEAL FIRST HOME OR INVESTMENT PROPERTY

Approximate Gross Internal Area 904 sq ft - 84 sq m

Ground Floor Area 762 sq ft – 71 sq m

Garage Area 142 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
(92 plus) A			
(81-91) B			
(69-80) 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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