



**Connells**

Meyrick Court St. Winifreds Road  
Bournemouth



## Property Description

Discover this superb one double bedroom apartment, perfectly positioned within a purpose-built block just 0.6 miles from the vibrant heart of Bournemouth Town Centre. Situated on the second floor, this well-appointed home features a separate fitted kitchen, a bright and versatile sitting/dining room, and a comfortable double bedroom. Boasting ample storage throughout and the invaluable benefit of secure underground parking, this property offers convenience and peace of mind. Offered with vacant possession and no forward chain, this is an ideal opportunity for first-time buyers or investors seeking a swift and straightforward purchase.

Bournemouth's bustling town centre boasts a pedestrianised high street and Victorian arcades, department stores, high street favourites, and independent retailers. Less than a mile away you will find Bournemouth's main line railway with connections to Weymouth and London Waterloo.

The main attraction is arguably Bournemouth's seven miles of golden sandy beaches which offers something for everyone, whether it is zip lining or enjoying some food and drink at one of the many seaside eateries. The property is situated 1.4 miles from Bournemouth Pier.

## Approach

There is an area of hardstanding to the front for visitors parking. Steps lead to the communal front entrance door with secure entry into the entrance hall. Stairs rise to the second floor landing.

## Entrance Hall

Three large storage cupboards. One housing the water tank and consumer unit. Electric radiator. Telephone point. Doors to all rooms.

## Sitting Room

18' x 10' 8" ( 5.49m x 3.25m )

Double glazed window to the front aspect. Night storage heater. TV point.

## Kitchen

7' 5" x 7' 2" ( 2.26m x 2.18m )

Tiled flooring and part tiled walls, range of wall and base units with stainless steel sink, mixer tap and drainer, space for cooker, washing machine and fridge/freezer,

## **Bedroom**

14' 4" x 9' 8" ( 4.37m x 2.95m )

Double glazed window to the front aspect. Night storage heater. Built in cupboard with hanging rail.

## **Bathroom**

Three piece suite comprising panel enclosed bath with electric shower over. Wash hand basin. Low level WC. Fully tiled. Extractor unit.

## **Outside**

There are well maintained communal grounds, as well as secure underground parking.

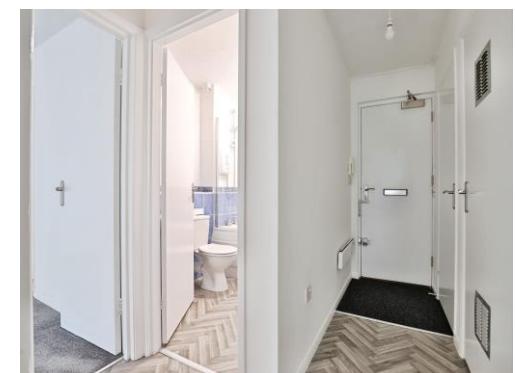
## **Agents Notes:**

Lease: 199 years from 24 June 1975

Service Charge: £1200 half yearly (£2400 per annum)

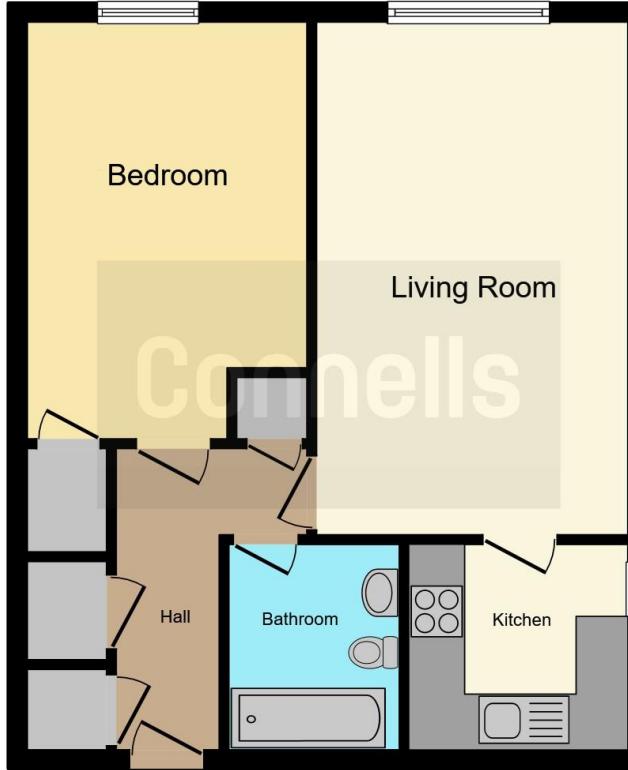
Ground Rent: £35 per annum

Council Tax: Band A - BCP Council









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1700.00

Ground Rent:  
 35.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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