



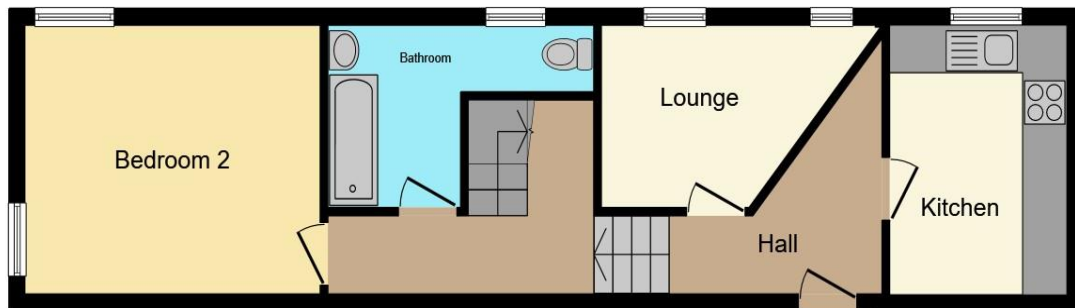
Meyrick Gate Wimborne Road, Bournemouth BH2 6NT

welcome to

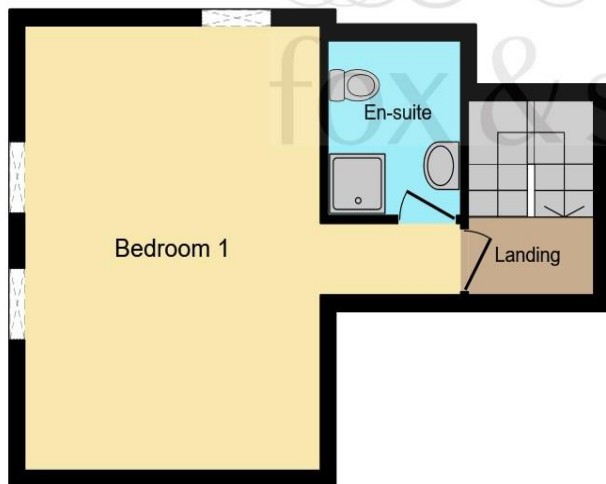
Meyrick Gate Wimborne Road, Bournemouth

This FIRST FLOOR well presented TWO BEDROOM MAISONETTE is located in the ever popular area of MEYRICK PARK, convenient proximity of Bournemouth town centre and BOURNEMOUTH BEACH. The property also benefits from SHARE OF FREEHOLD and being part of outstanding GATED DEVELOPMENT





First Floor



Second Floor

Total floor area 80.7 sq.m. (868 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge

12' 5" max x 7' 7" (3.78m max x 2.31m)

Bedroom Two

13' x 11' 2" (3.96m x 3.40m)

Kitchen

11' 2" x 7' 10" (3.40m x 2.39m)

Bathroom

First Floor Landing

Bedroom One

18' 4" x 13' 5" (5.59m x 4.09m)

Ensuite

welcome to

Meyrick Gate Wimborne Road, Bournemouth

- MOTIVATED SELLER
- Two bedroom beautifully presented property
- Walking Distance to Bournemouth Town Centre
- Well Looked After Communal Gardens
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN107526



Property Ref:
WTN107526 - 0011

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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