



3 ST. WINIFREDS COURT
BOURNEMOUTH
Dorset, BH2 6NY

£1,100 PCM

goadsby.com

TWO DOUBLE BEDROOM APARTMENT IN THE ENVIABLE LOCATION OF MEYRICK PARK.

- Two Double Bedroom Apartment
- Clean and Neutral Throughout
- Garage & Balcony
- Close to Town and Parks
- EPC Rating: Band E

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95+)	A	
(81-95)	B	
(69-81)	C	
(55-69)	D	
(46-55)	E	52
(39-46)	F	
(31-39)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

Reference: 599104

Deposit amount £1,269.23
Council tax- Band B

Furnishing: Unfurnished

Heating Type: Electric overnight storage heaters

Parking: Garage

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water - metered

Drainage: Private Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

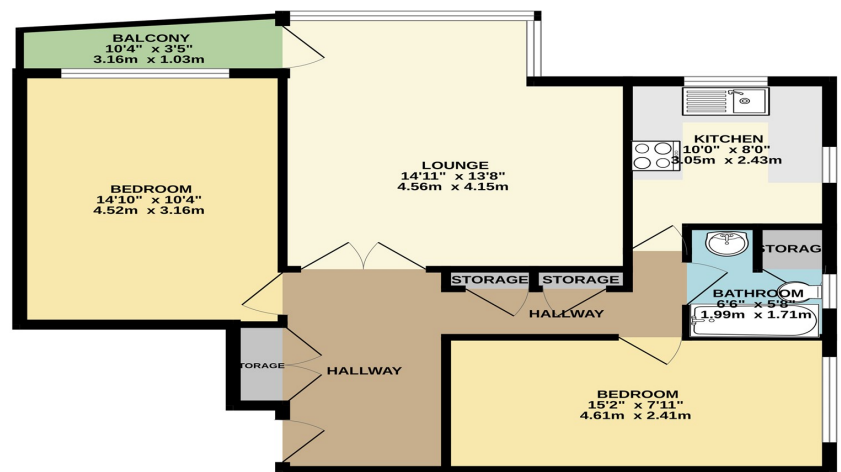
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This two double bedroom apartment is located on St Winifreds Road in the enviable position of Meyrick Park, just moments from the park and a short walk to both Bournemouth town centre and Charminster high street. The property is accessed on the ground floor but at the rear of the building it is raised. Entering the property there are four storage cupboards off the hallway, as well as all principle rooms. Both bedrooms are large doubles and are serviced by a family bathroom. The living room has ample space for both living and dining furniture, off of the living room is the balcony with views over the communal grounds. Benefiting from a garage, and offered on an unfurnished basis.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Micrograph ©2020

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

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