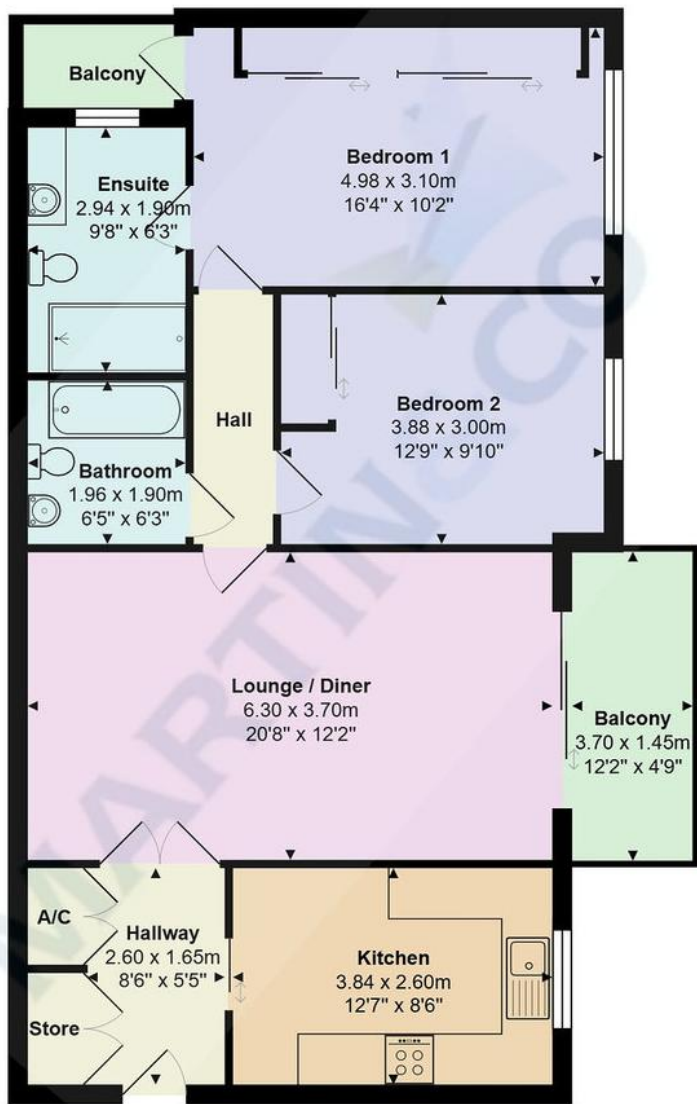


Property Location
Bournemouth



Total Area: 81.5 m² ... 877 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Martin & Co Bournemouth
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<http://www.bournemouth.martinco.com>



Meyrick Road, Bournemouth

Asking Price Of £230,000



- Two Double Bedrooms
- One w/Ensuite
- Modern Kitchen
- Spacious Lounge/Diner
- Balcony
- Large Hallway w/Storage
- Two Balconies
- No Forward Chain
- Share Of Freehold
- Close To Train Station
- Well Maintained Grounds
- Close To Blue Flag Beaches
- 980 Year Lease

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Set within an impeccably maintained share-of-freehold building, this impressive two-bedroom apartment offers generous proportions and an appealing sense of space throughout.

A wide entrance hall with ample built-in storage leads to a bright and spacious lounge-diner, opening onto a private balcony ideal for outdoor relaxation. The modern kitchen features quality fitted units and appliances included, blending style with practicality. The apartment has one allocated parking inside the garage.

Both double bedrooms are beautifully sized and include fitted wardrobes, with the master bedroom further benefiting from an ensuite shower room and access to a second balcony. A contemporary main bathroom completes the accommodation.

Residents enjoy attractively landscaped communal grounds and a highly sought-after location, within easy reach of Bournemouth's award-winning beaches, vibrant town centre, and mainline train station. This superb apartment perfectly combines comfort, convenience, and coastal living

Agent Notes:
Tenure: Share-Of-Freehold
Remaining Lease: 981 Years
Ground Rent: £0
Service Charge: £2300 (Water Included)
Parking: One Allocated Space
Tax Band: D
EPC: C
Extra: Section 20 Notice - Vendor will cover cost

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

