



## 20 St. Winifreds Road

Meyrick Park, Bournemouth, BH2 6PH

Offers In Excess Of £200,000





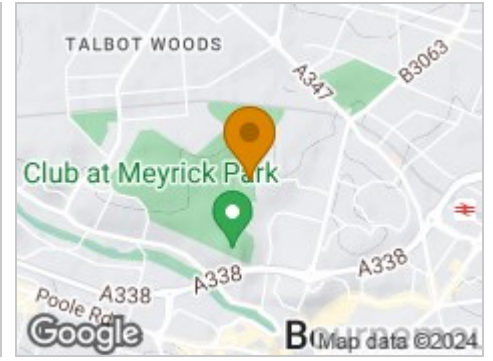
## Road Map



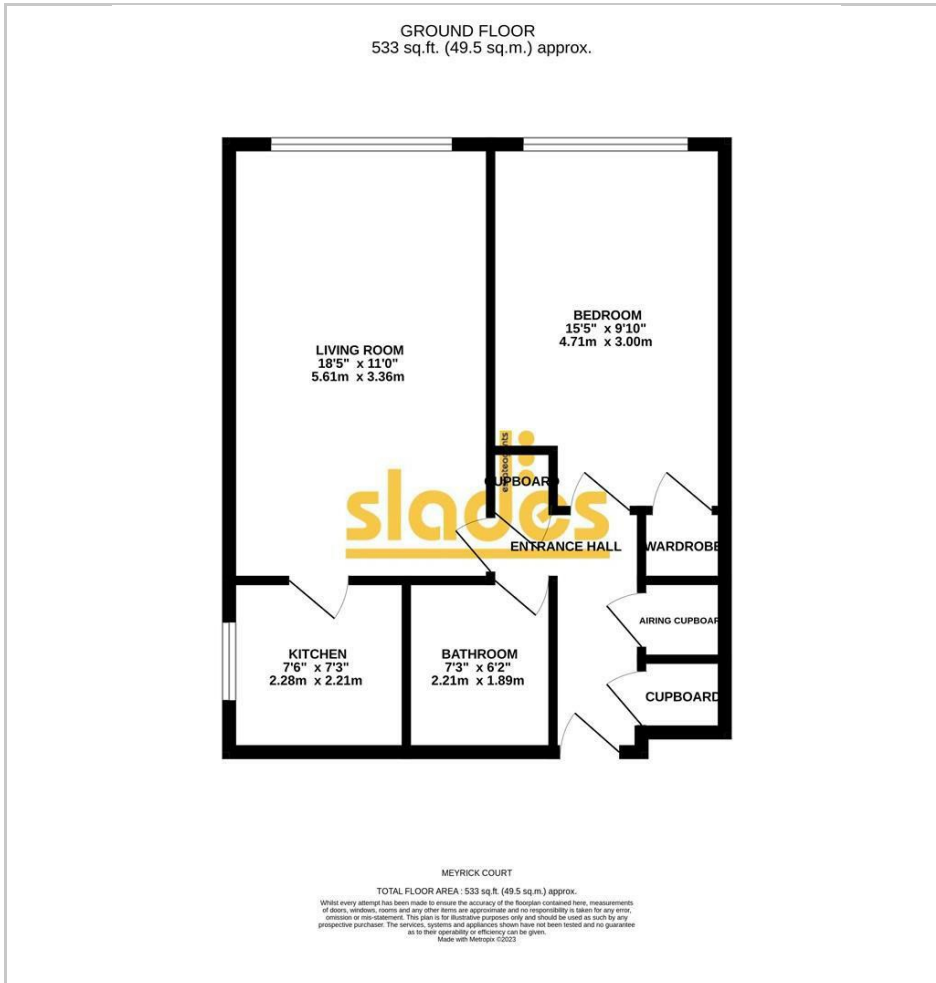
## Hybrid Map



## Terrain Map



## Floor Plan



- EXTENSIVELY REFURBISHED
- BRIGHT & SPACIOUS ACCOMODATION
- LARGE LIVING ROOM
- LARGE BEDROOM
- FULLY INTEGRATED LUXURY KITCHEN
- EFFICIENT HEATING SYSTEM
- SECURE PARKING
- BEAUTIFUL COMMUNAL GROUNDS
- LONG LEASE
- NO CHAIN

## Viewing

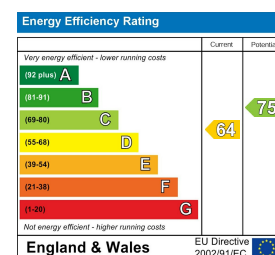
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph



**MUST BE VIEWED!! A truly fantastic, extensively refurbished bright and spacious apartment situated on the ground floor of this conveniently located apartment block within a short stroll of Bournemouth Town Centre and its 7 miles of golden sandy beaches**



The accommodation with approximate room sizes comprises of Communal entrance hall (this in the process of being fully re decorated and new carpets will be fitted throughout). Lift and stairs servicing all floors. Flat 1 door is on the ground floor to

#### **L SHAPED ENTRANCE HALL**

with coved ceiling and decorative light fitting. Three useful storage cupboards one housing the factory lagged hot water cylinder with ample slated shelving over providing airing space and cold water storage tank high level. Door entry phone and 'Blyss' programmable electric wall heater. Door to

#### **LARGE LIVING SPACE**

with coved ceiling and two decorative lights, modern fireplace surround with polished stone back plate and hearth with 'Living flame' electric fire. Newly installed fully programmable electric radiator and floor to ceiling uPVC double glazed window overlooking the front elevation. Doorway through to

#### **KITCHEN**

having a newly installed fully integrated kitchen with low level cabinets housing an integrated slimline dishwasher, washing machine and under counter oven and fridge. Four ring induction hob with chimney style stainless steel and glass extractor hood over. Roll top working surfaces with tiled splashbacks and useful solid oak wall shelving. Modern ceramic single drainer sink with pillar tap over with additional boiling water tap. uPVC double glazed window to the side elevation.

#### **BEDROOM**

having a coved ceiling and central light fitting, newly

installed fully programmable electric radiator, recessed walk in wardrobe and uPVC double glazed window to the front elevation.

#### **BATHROOM**

being of a generous size with fully tiled walls, LED light fitting and extractor unit. Chrome ladder style heated towel rail with programmer. A newly installed suite comprising of a panel enclosed bath with glazed shower screen, designer mixer taps and dual head electric shower system. Enclosed cistern WC with twin wall flush and modern wall hung vanity style sink unit with decorative pillar tap over. Fully mirrored wall with useful storage / display shelf and ceramic tiled floor.

#### **OUTSIDE**

Flat 1 comes with the benefit of a SECURE UNDERGROUND PARKING SPACE which is accessed to the side of the property. There is also additional visitor surface car parking. There are extensive communal grounds which are exceptionally well maintained with extensive lawns and established flower and shrub borders and pathways. LEASE We understand the lease term is 199 years from 1974 with a nominal GROUND RENT of £35 per annum MAINTENANCE We are advised this is approx £803.00 payable every 6 months.

The seller has paid the additional fees for the works that are currently being undertaken which include extensive redecoration of the communal areas.





