



13-15 St. Winifreds Road

Meyrick Park, Bournemouth, BH2 6PR

Price Guide £89,950



Road Map



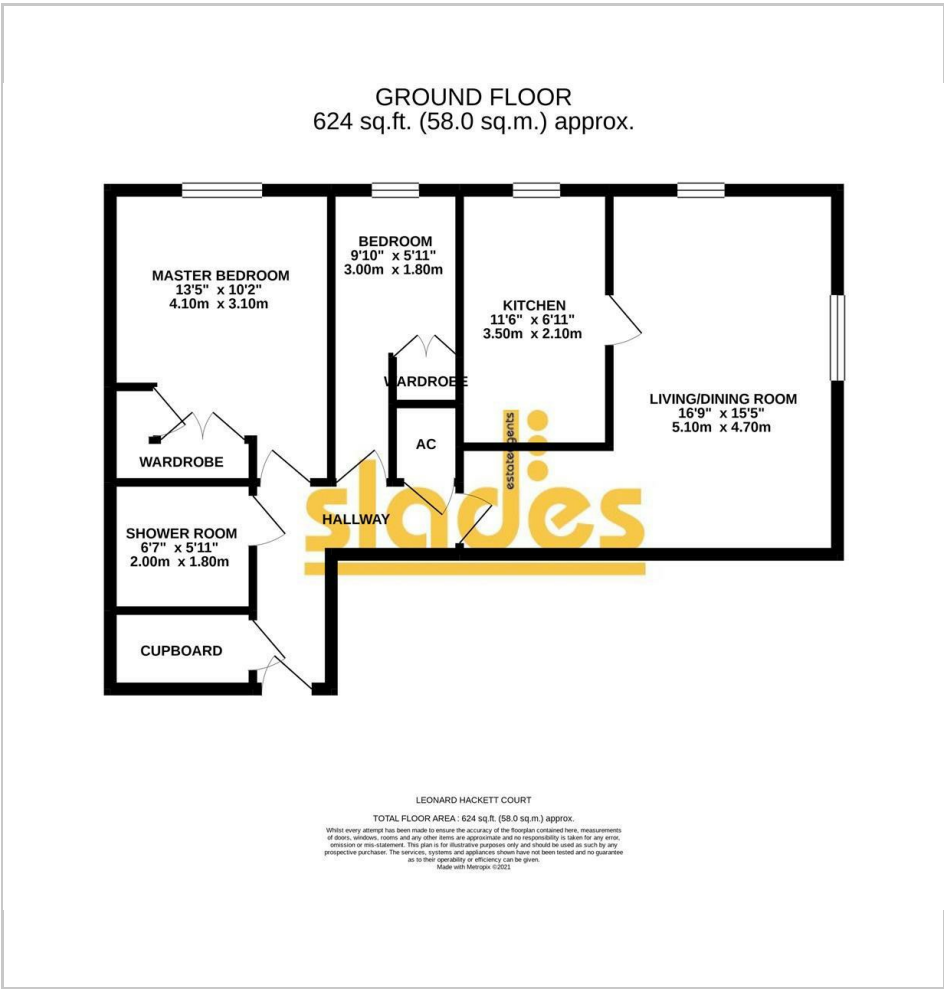
Hybrid Map



Terrain Map



Floor Plan



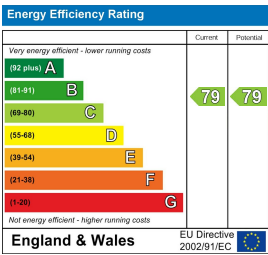
- RETIREMENT FLAT
- LOUNGE/DINING ROOM
- KITCHEN
- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- NO FORWARD CHAIN

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.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

301 Wimborne Road, Bournemouth, BH9 2AA
Tel: 01202548855 Email: info@sladesproperty.co.uk <https://www.sladesproperty.co.uk>

**** OVER 60S ONLY ** A very well presented first floor RETIREMENT apartment located within the sought after conservation area of Meyrick Park. NO CHAIN**



Meyrick Park offers a sought after golf course and leisure club set within 120 acres of scenic parkland and Bournemouth Town Centre is approximately 1/2 a mile walk away through the park. The development is accessed via a secure intercom entry system with lift access to all floors. On entering the property there is a spacious hallway giving access to all accommodation and two useful storage cupboards. The living/dining area is of a generous size with a dual aspect giving access to a modern kitchen benefitting from a range of base and eye level units providing space and plumbing for a washing machine and tall fridge/freezer. The master bedroom is a good sized double room with a range of built-in wardrobes providing ample hanging and shelving space whilst bedroom two is a single bedroom also with a range of built-in wardrobes with mirrored sliding doors. The modern shower room boasts an oversized shower enclosure, WC and wash hand basin. The development sits within pleasantly landscaped communal grounds for the use of all residents. There is an underground car park for which permits are obtained on a first come, first served basis. The property is available to purchase on a shared ownership basis 70/30 with Hanover Housing association. An internal viewing is highly recommended. The accommodation with approximate room sizes comprises of well presented communal areas with stairs and lift servicing all floors. Flat 9 is located on the first floor

RECEPTION HALL

SPACIOUS RECEPTION HALL with textured ceiling and two pendant lights, smoke alarm, door entry phone and 'Careline' phone system. Useful storage cupboard also housing the electricity meter, consumer unit and mains water shut off together with further useful storage space. Full height airing cupboard housing the factory lagged hot water cylinder and immersion heater and high level cold water tanks. Ample storage and airing space.

LIVING ROOM

16'9 x 15'5 (5.11m x 4.70m)

Doors to LIVING ROOM with overall measurements of approximately 16'9 x 15'5 with coved and textured ceiling and central light, convection radiator with thermostatic valve and dual aspect uPVC double glazed windows to both the rear and side elevations with pleasant wooden outlooks over the communal gardens. Decorative fireplace surround with display mantel over. Adjoining door through to

KITCHEN

11'6 x 6'11 (3.51m x 2.11m)

Adjoining door through to KITCHEN measuring approximately 11'6 x 6'11 having a coved and textured ceiling and light point. Extensive range of modern high gloss white fronted wall and base level cabinets with rolled edge working surfaces and tiled splash backs incorporating a single drainer stainless steel sink with chrome quarter turn tap. Four ring halogen hob with extractor hood over and under counter fan assisted oven. Space and plumbing for automatic washing machine and freestanding full height fridge freezer. Useful tall larder style cabinets and wall hung gas central heating boiler. uPVC double glazed window to the side elevation. Convection radiator with thermostatic valve.

BEDROOM 1

13'5 x 10'2 (4.09m x 3.10m)

BEDROOM ONE measuring approximately 13'5 x 10'2 having a coved and textured ceiling with pendant light. Convection radiator with thermostatic valve. Extensive range of full height built in wardrobes together with bedside tables and dressing table. uPVC double glazed window to the side elevation.

BEDROOM 2

13'4 x 5'11 (4.06m x 1.80m)

BEDROOM TWO (STUDY) measuring approximately 13'4 maximum into door recess x 5'11 having a textured ceiling with central pendant light, convection radiator with thermostatic valve. Built in full height double width wardrobe and uPVC double glazed window to the side elevation.

SHOWER ROOM

SHOWER ROOM having a textured ceiling with central light, extractor unit, fully tiled walls. Convection radiator with thermostatic valve. A modern white suite comprising of a close couple WC with dual central flush, pedestal wash hand basin with chrome Victorian style taps and large walk in shower cubicle with thermostatically controlled shower valve

OUTSIDE

OUTSIDE The property sits within extensive landscaped gardens with numerous seating and relaxing areas. There is ample off road parking available on a 'first come first served' basis.

There is ample off road parking available on a 'first come first served' basis. COUNCIL TAX BAND: B EPC RATING: C We

are advised of the following information but have not had sight of the lease itself nor any accounting information. Tenure: Leasehold - Approx 84-Years remaining on the current lease term Ground Rent: Nil Maintenance: Approx £4500 per annum. This includes: Water, Sewage, Reserve Fund, Cleaning of Communal Areas, Gardening, Plumbing & Heating Repair, Service & Maintenance.

AGENTS NOTE In accordance with the Lease, the apartment is being offered at a reduced market value for the 70% equity being acquired; with the remaining 30% being retained by Hanover Property Management Company. We understand that no rent is payable on the Hanover share. One occupier must be age sixty, or over. There is no subletting permitted.

Anchor Hanover offer a simplified Lease Extension process, as and when required