





For Sale: Beautifully Modernised Second-Floor Apartment in Meyrick Park

House and Son are pleased to present this charming second-floor purpose-built apartment located in the desirable cul-de-sac of St Valerie Road, offering direct access to the beautiful Meyrick Park. This prime location features recreational amenities including Meyrick Park Golf Club, a bowling green, and tennis courts, making it a perfect spot for leisure activities.

Bournemouth Town Centre, with its vibrant shops and restaurants, as well as the stunning sandy beaches, is just a mile away. Convenient bus routes to local destinations can be accessed on Wimborne Road, a short five-minute walk from the apartment.

Property Details:

- Condition: The apartment is beautifully modernised, with luxury fitted kitchen, fully tiled luxury ensuite & family bathroom; with modern overall décor throughout
- Accommodation Includes:
 - * Entrance hall with airing cupboard and cloaks cupboard
 - * Spacious through lounge/diner with sliding patio doors leading to a sun balcony
 - * Two bedrooms, both with built-in wardrobes
 - * Luxury tiled ensuite shower room and fully tiled family bathroom

Additional Features:

- Landscaped communal gardens
- UPVC double-glazed windows
- Modern immersion heater for hot water
- Modern consumer unit

Viewings are available at short notice. Don't miss out on this gem!

COMMUNAL ENTRANCE

With secure entry system, there is a communal entrance

door leading to the lift as well as a separate door for the stairs.

ENTRANCE HALL

13' 5" x 3' 7" (4.09m x 1.09m) plus 7' 1" x 7' 1" (2.16m x 2.16m) plus 9' 9" x 3' 6" (2.97m x 1.07m) With airing cupboard housing hot water tank, further shallow cupboard for coats and also housing electrical consumer unit.

LOUNGE/DINER

26' 3" (8m) in length Lounge Area 15' 0" x 14' 0" (4.57m x 4.27m) Dining Area 11' 3" x 9' 10" (3.43m x 3m)

KITCHEN/BREAKFAST ROOM

11' 10" x 10' 10" (3.61m x 3.3m)

BALCONY

11' 4" x 4' 9" (3.45m x 1.45m)

BEDROOM ONE

13' 11" x 8' 10" (4.24m x 2.69m) plus window recess 5' 9" x 2' 0" (1.75m x 0.61m)

ENSUITE SHOWER ROOM

6' 1" x 6' 5" (1.85m x 1.96m) plus door recess

BEDROOM TWO

12' 7" x 8' 9" (3.84m x 2.67m) plus window recess 5' 9" x 2' 0" (1.75m x 0.61m)

BATHROOM

6' 1" x 6' 0" (1.85m x 1.83m)

PARKING: An area to the front of the development used by Residents, when displaying a valid permit.

COMMUNAL GARDENS Mainly laid to lawn with mature trees surrounding.

TENURE AND CHARGES

Tenure: Leasehold - 978 years remaining with a Share of

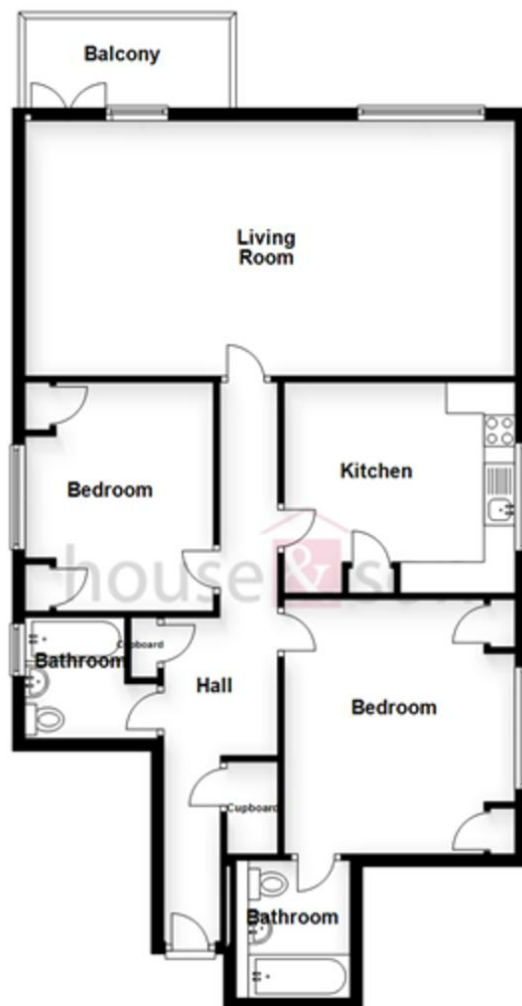


Freehold.
Ground Rent: Peppercorn. Service Charges: Ask Agent
EPC Rating: D
Council Tax Band: D
Size: 96 Square Metres



Floor Plan

Approx. 95.3 sq. metres (1025.7 sq. feet)



Total area: approx. 95.3 sq. metres (1025.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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