



Roberts

Sales, Lettings & Block Management

BALCONY APARTMENT

£185,000



Meyrick Court, St Winifreds Rd, Mayrick Park, Bournemouth, BH2 6PH

- Two Bedrooms
- 67 Sq'M / 722 Sq' Ft
- Dual Aspect Lounge/Diner
- West Facing Balcony
- Modern Fitted Kitchen
- Bathroom & Cloakroom
- Gated Allocated Parking
- Leasehold (146-Years)
- Ground Rent £45pa
- Maintenance £2,400pa
- Lift Served Development
- EPC D-Rating
- Council Tax Band C
- Ideal First Time Buy

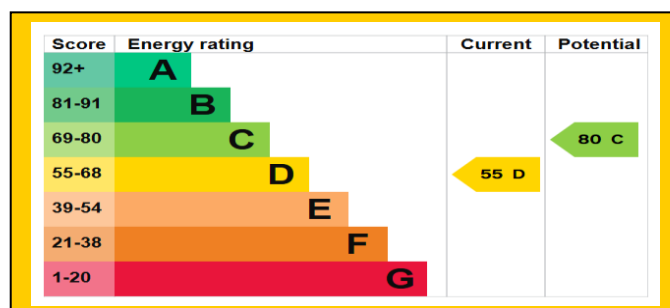
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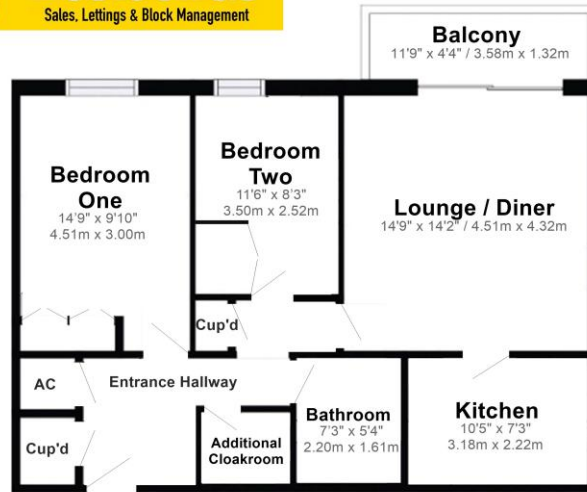
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Meyrick Court, St Winifreds Rd, Mayrick Park, Bournemouth, BH2 6PH:

Communal entrance leading to stairs, lift and landings, the apartment lies on the first floor.
Front door leads into:

<u>Entrance Hallway:</u>	Textured ceiling with two ceiling light points. Entry phone receiver. Walk-in cupboard housing pre-lagged hot water cylinder tank with further shelved storage. Further walk-in cupboard housing electric meter and fuse board. Further cloaks storage.
<u>Lounge Reception:</u>	<u>14' 9 x 14' 2 / 4.51m x 4.32m (approx')</u> . A dual aspect room having textured ceiling with two ceiling light points. UPVC double-glazed full length window to side aspect. UPVC double-glazed sliding patio doors to balcony. Wall mounted electric dimplex heater. TV/media point. Door leads through to:
<u>Balcony:</u>	<u>11' 9 x 4' 4 / 3.58m x 1.32m (approx')</u> . To a westerly aspect with wrought iron railing with picturesque views over the communal grounds.
<u>Kitchen:</u>	<u>10' 5 x 7' 3 / 3.18m x 2.22m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over and upstand splashback. Single bowl single drainer sink unit with mixer tap. Space for electric cooker with fitted glass splashback and cooker hood over. Space and plumbing for washing machine and space for fridge/freezer. Tiled flooring.
<u>Bedroom One:</u>	<u>14' 9 x 9' 10 / 4.51m x 3.00m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed full-length window to rear aspect with views over the communal grounds. Built in his and hers wardrobes with hanging rail and overhead storage. Wall mounted electric dimplex heater.
<u>Bedroom Two:</u>	<u>11' 6 x 8' 3 / 3.50m x 2.52m (approx')</u> . Textured ceiling with ceiling light point. UPVC double-glazed full-length window to rear aspect with views over the communal grounds. Built in wardrobes with hanging rail and overhead storage. Electric heater.
<u>Bathroom:</u>	<u>7' 3 x 5' 4 / 2.20m x 1.61m (approx')</u> . Textured ceiling with ceiling light point and extractor fan. Panelled bath with shower screen and electric shower. Low level WC. Pedestal wash hand basin. Fully tiled walls, tiled flooring and electrically heated chrome ladder style towel rail.
<u>Additional Cloakroom:</u>	Textured ceiling with ceiling light point and extractor fan. Half tiled walls, vanity unit with inset wash hand basin and mixer tap. Low level WC.
<u>Outside:</u>	The property sits in very well-presented communal grounds laid to lawn with established trees, bushes and shrubs.
<u>Parking:</u>	Underground parking with one parking bay conveyed to the property. This is accessed via electric roller shutter security door.
<u>Tenure:</u>	Leasehold - 146-Year lease remaining
<u>Maintenance:</u>	£1,200 paid twice yearly. Includes buildings insurance and sinking fund
<u>Ground Rent:</u>	£45 per annum
<u>Council Tax:</u>	Band C





67 Square Metres / 722 Square Feet



